

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** S.I.R. to Lake Morton / Area 58

**Previous Physical Inspection:** 2001

**Improved Sales:**

Number of Sales: **396**

Range of Sale Dates: 1/2003 - 12/2004

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2004 Value</b>	\$86,100	\$213,400	\$299,500	\$324,400	92.3%	9.39%
<b>2005 Value</b>	\$92,500	\$229,000	\$321,500	\$324,400	99.1%	9.20%
<b>Change</b>	+\$6,400	+\$15,600	+\$22,000		+6.8%	-0.19%
<b>% Change</b>	+7.4%	+7.3%	+7.3%		+7.4%	-2.02%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.19% and -2.02% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2004 Value</b>	\$87,900	\$201,500	\$289,400
<b>2005 Value</b>	\$94,400	\$217,600	\$312,000
<b>Percent Change</b>	+7.4%	+8.0%	+7.8%

Number of one to three unit residences in the Population: **4170**

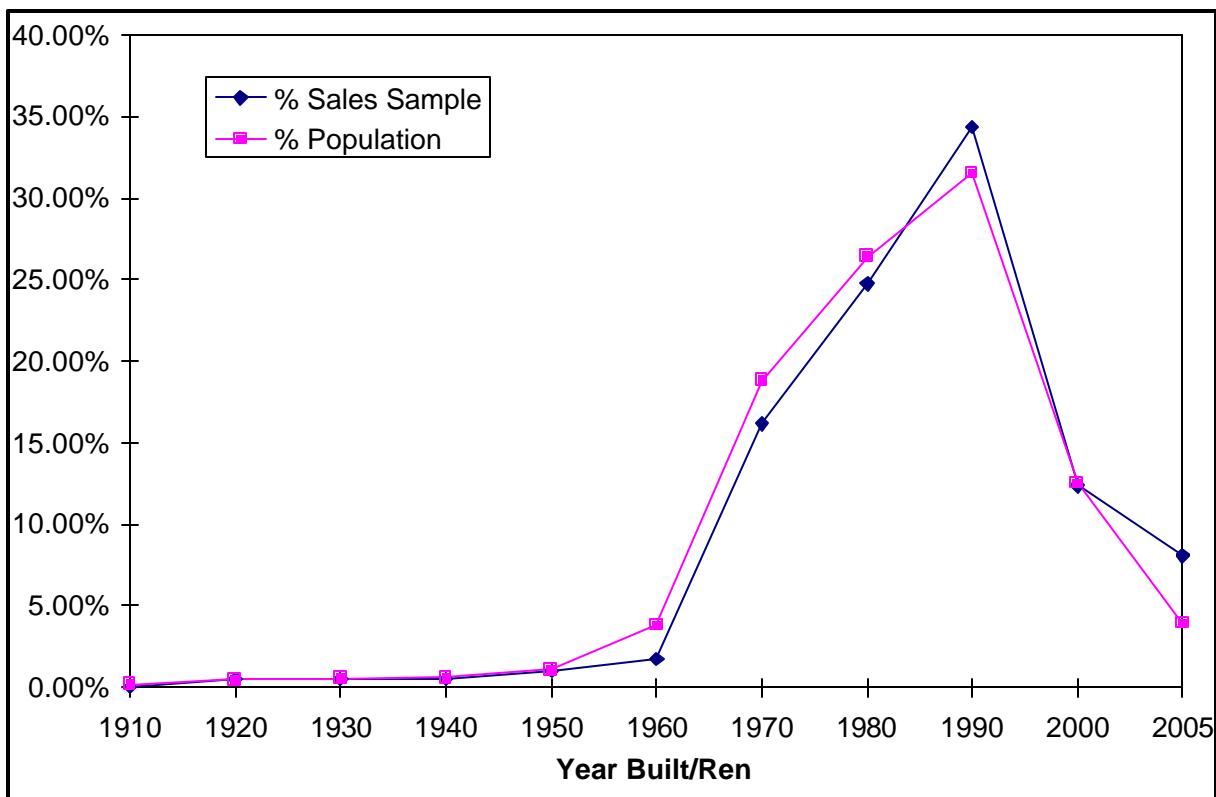
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in the plat of Smokerise (Major 784350) were at a higher average ratio (assessed value/sale price) than the rest of the area; these properties will be adjusted slightly downward. High grade homes (homes with a construction quality at 10 or above) have a higher average ratio than the average; these homes will be adjusted upward less than the remainder of properties in the area. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.51%
1930	2	0.51%
1940	2	0.51%
1950	4	1.01%
1960	7	1.77%
1970	64	16.16%
1980	98	24.75%
1990	136	34.34%
2000	49	12.37%
2005	32	8.08%
	396	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	8	0.19%
1920	19	0.46%
1930	23	0.55%
1940	25	0.60%
1950	45	1.08%
1960	160	3.84%
1970	785	18.82%
1980	1102	26.43%
1990	1314	31.51%
2000	523	12.54%
2005	166	3.98%
	4170	

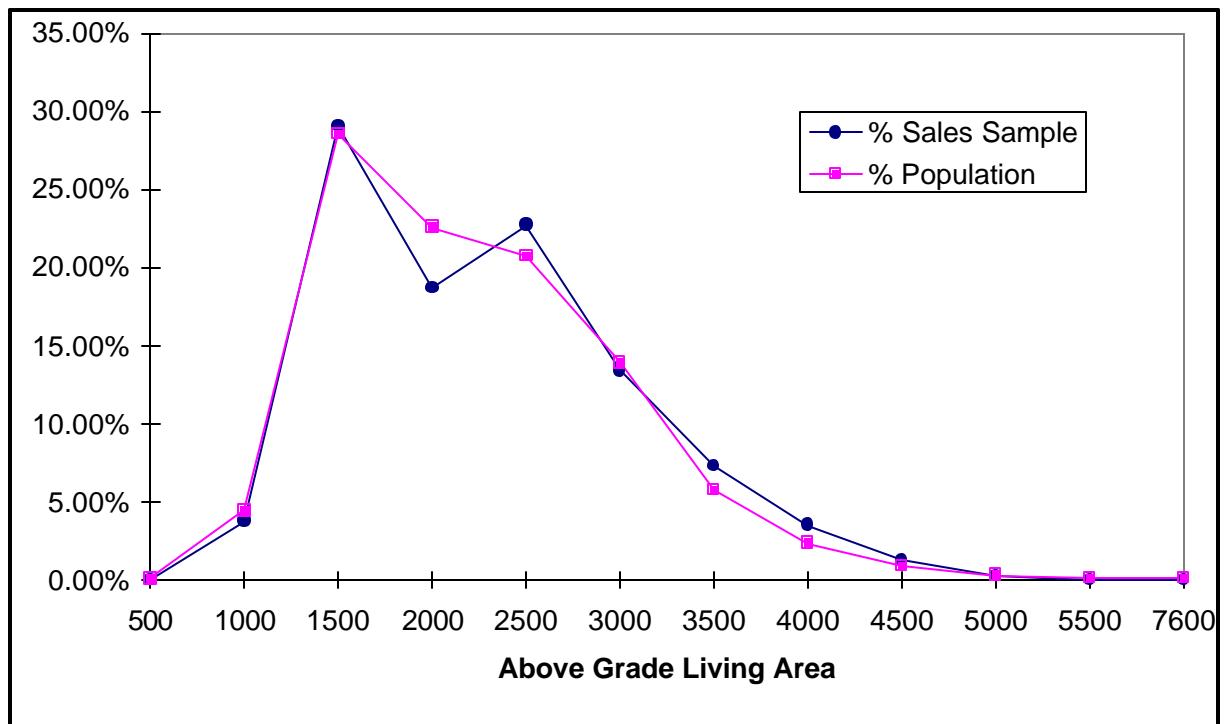


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	15	3.79%
1500	115	29.04%
2000	74	18.69%
2500	90	22.73%
3000	53	13.38%
3500	29	7.32%
4000	14	3.54%
4500	5	1.26%
5000	1	0.25%
5500	0	0.00%
7600	0	0.00%
		396

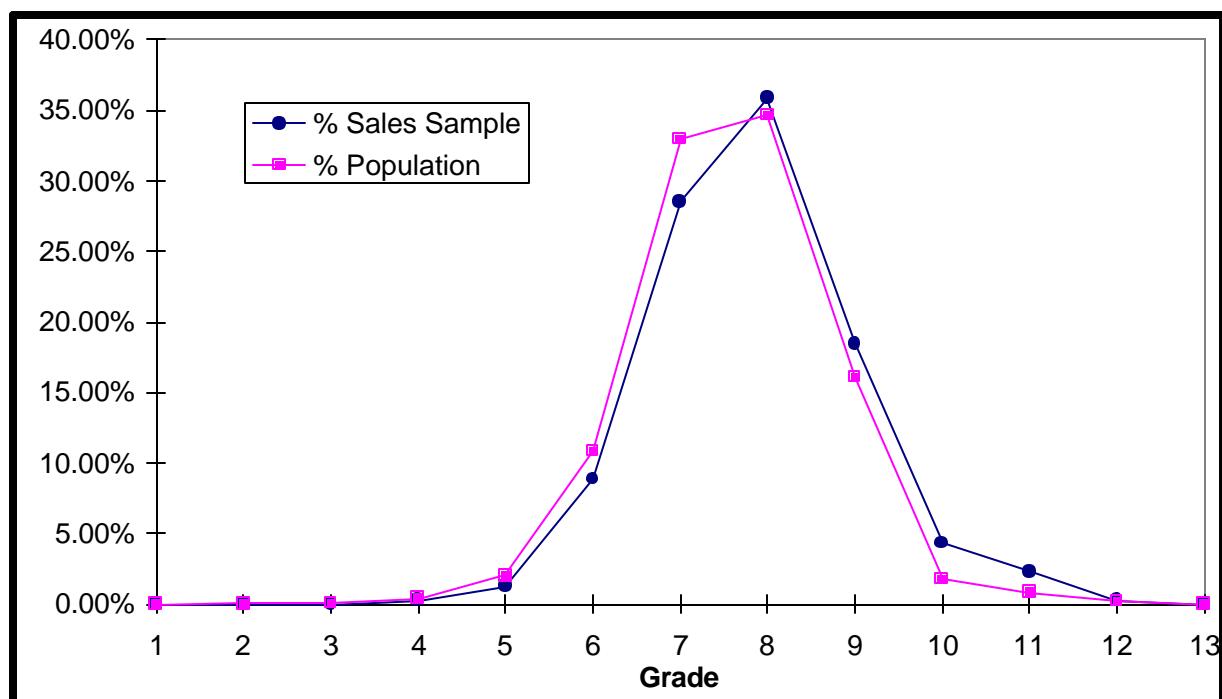
<b>Population</b>		
AGLA	Frequency	% Population
500	4	0.10%
1000	186	4.46%
1500	1190	28.54%
2000	942	22.59%
2500	865	20.74%
3000	581	13.93%
3500	242	5.80%
4000	99	2.37%
4500	38	0.91%
5000	13	0.31%
5500	5	0.12%
7600	5	0.12%
		4170



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

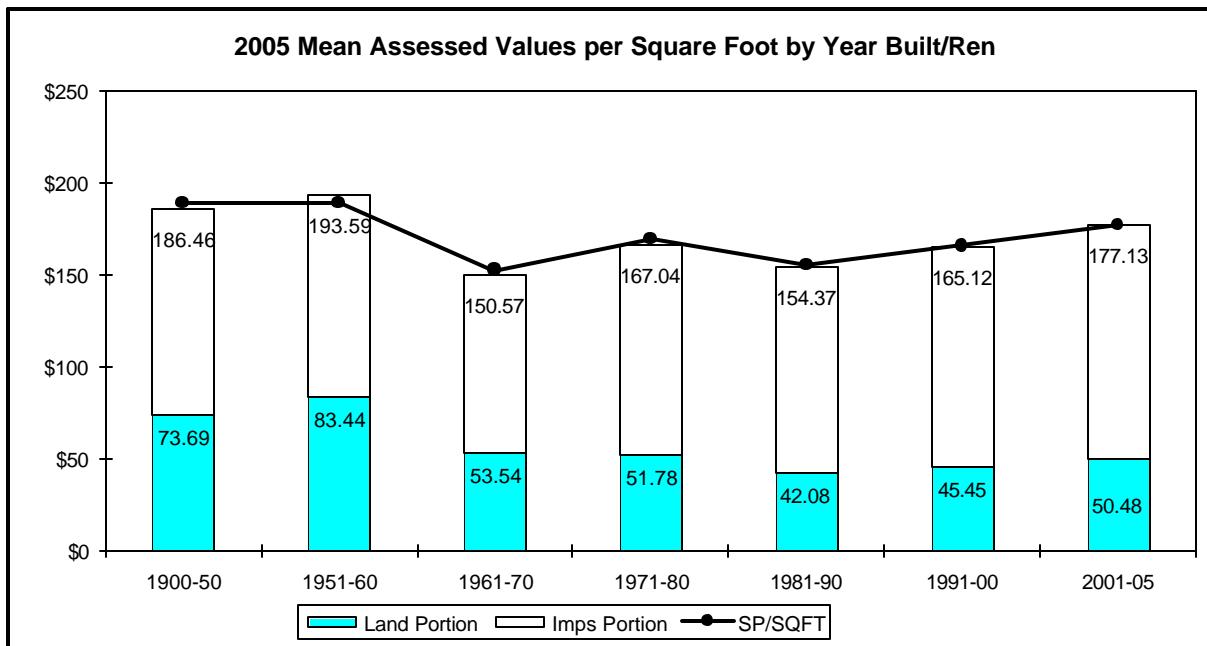
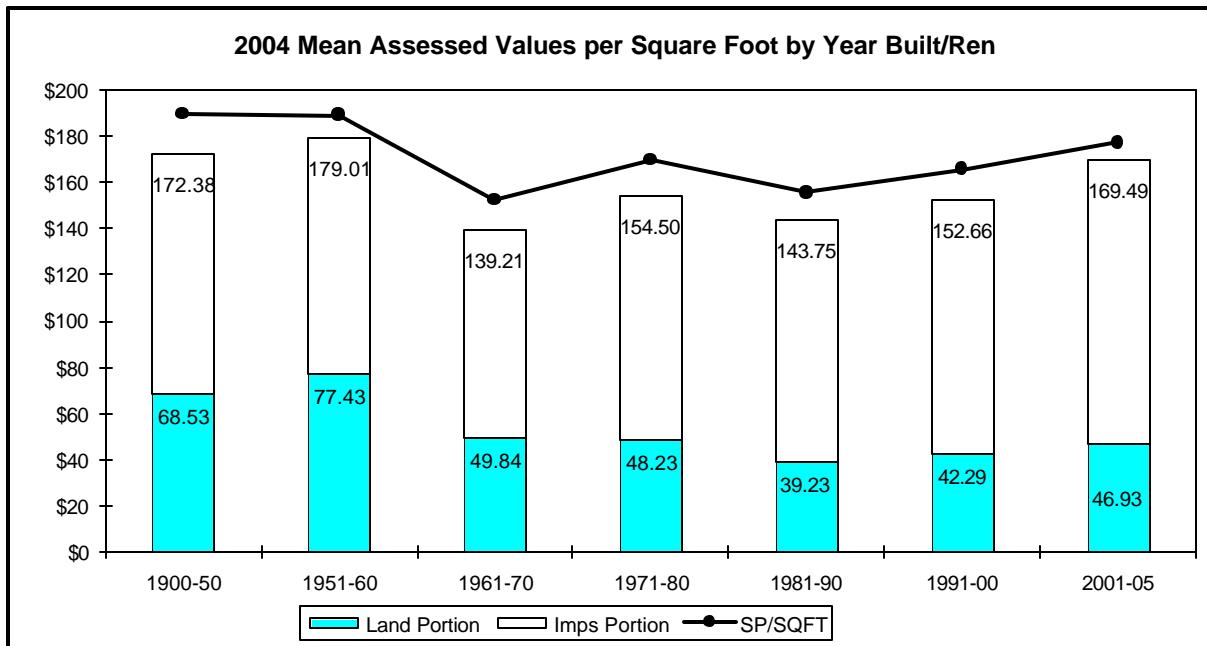
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	1	0.02%
3	0	0.00%	3	5	0.12%
4	1	0.25%	4	17	0.41%
5	5	1.26%	5	84	2.01%
6	35	8.84%	6	451	10.82%
7	113	28.54%	7	1375	32.97%
8	142	35.86%	8	1446	34.68%
9	73	18.43%	9	672	16.12%
10	17	4.29%	10	75	1.80%
11	9	2.27%	11	35	0.84%
12	1	0.25%	12	9	0.22%
13	0	0.00%	13	0	0.00%
396			4170		



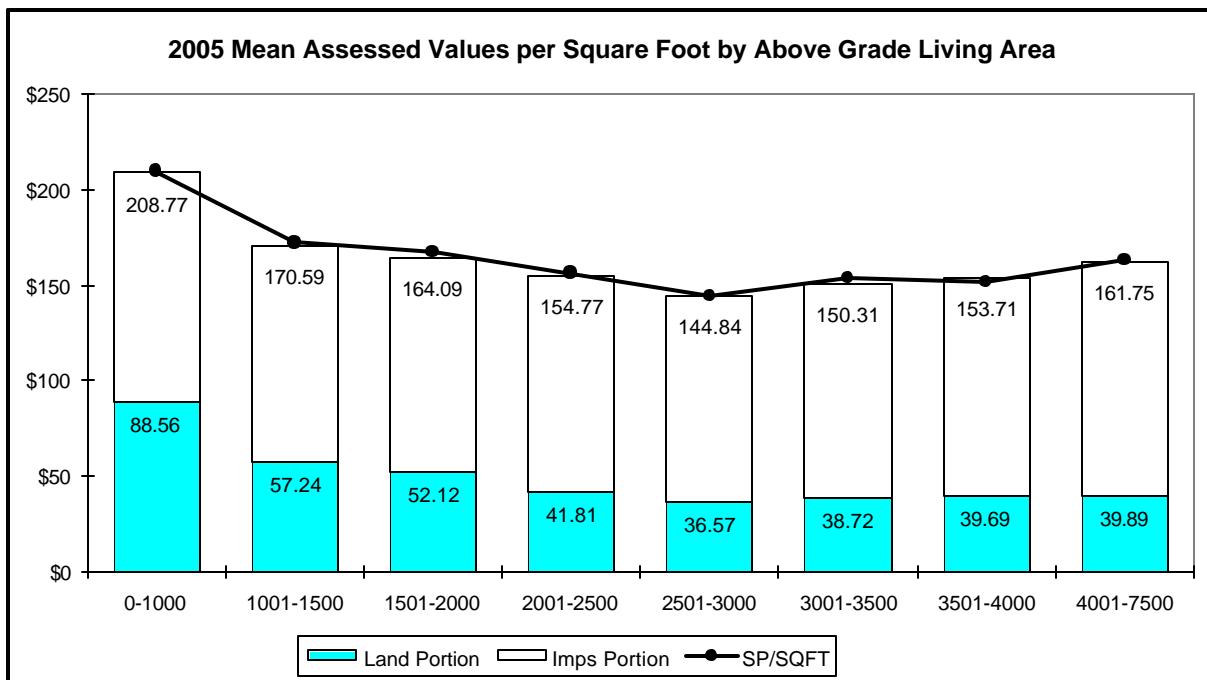
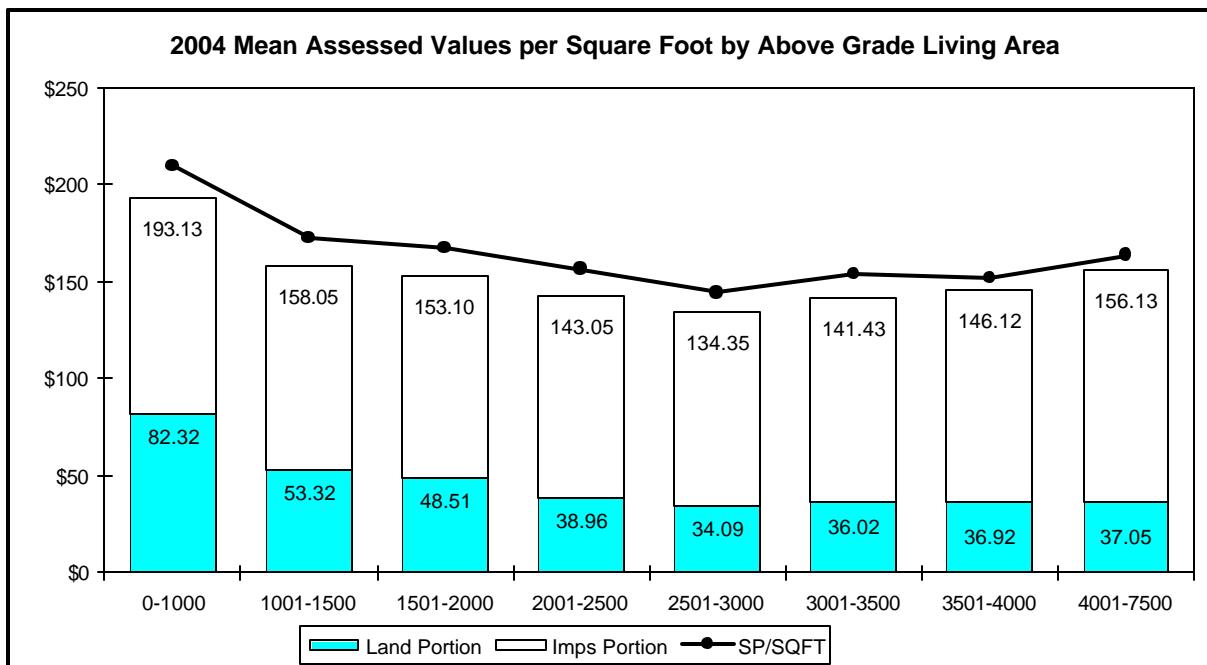
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Renovated***



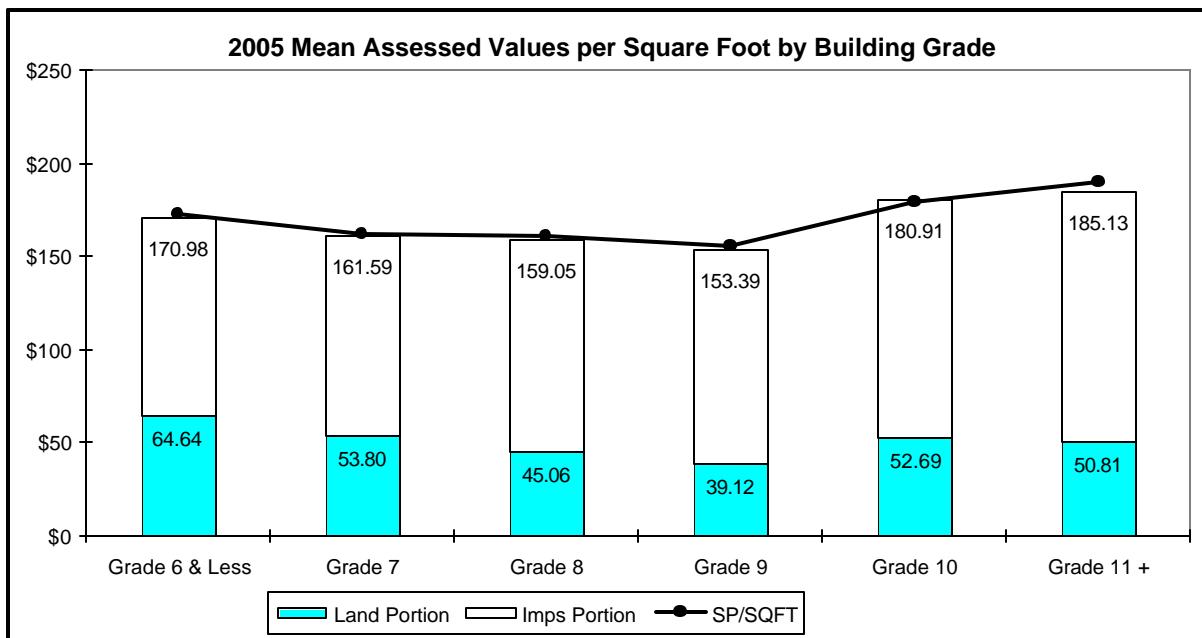
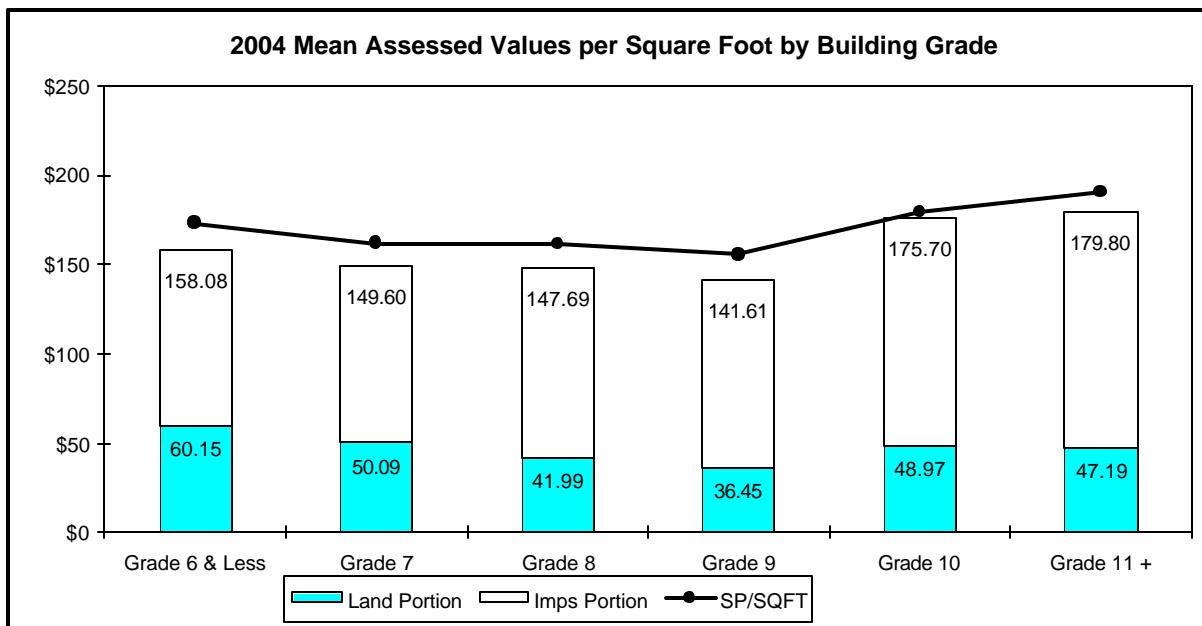
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area***



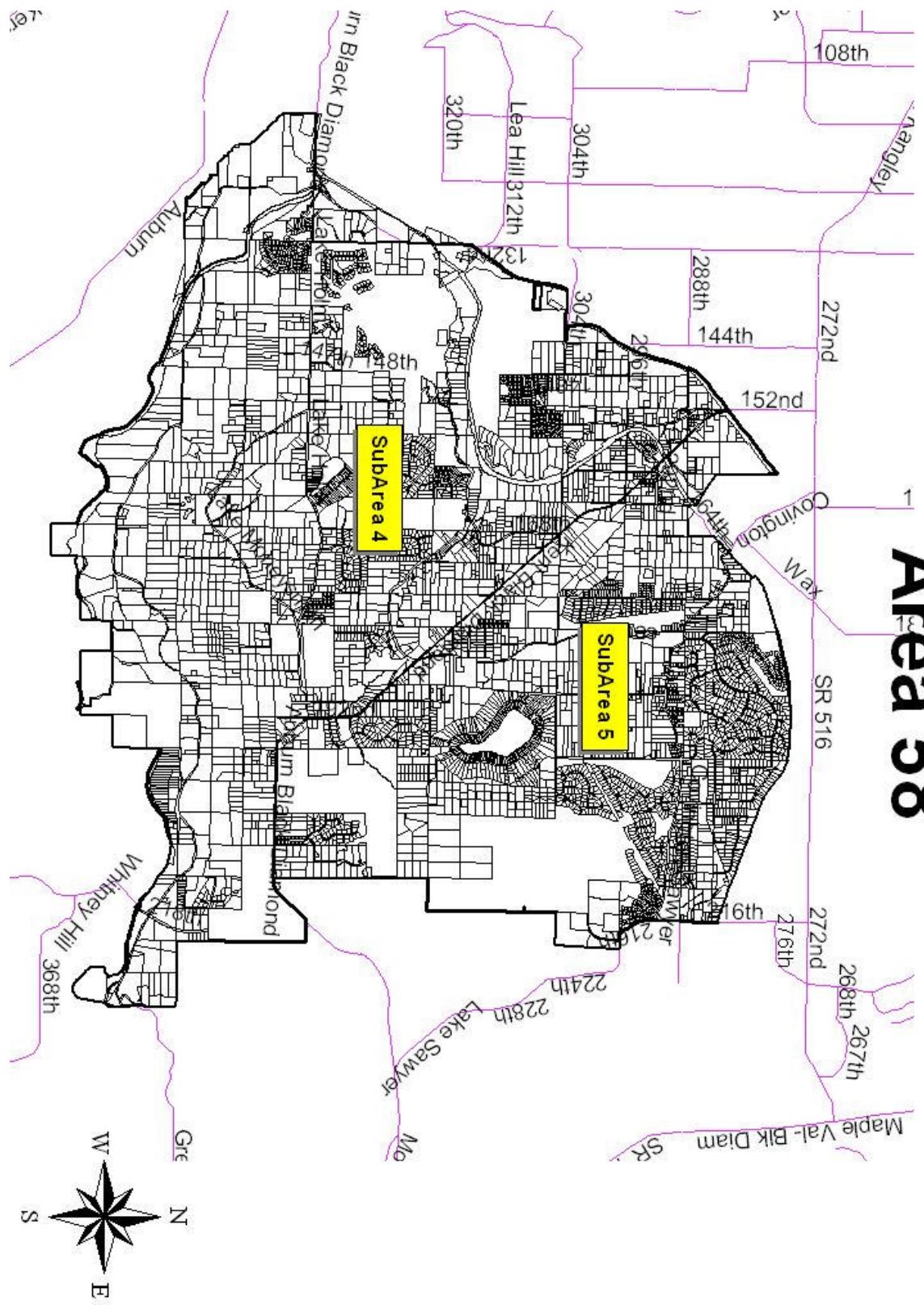
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# Area 58



## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the **105** usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **7.4%** increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.08, \text{ with the result rounded down to the next } \$1,000.$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **396** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in the plat of Smokerise (Major 784350) were at a higher average ratio (assessed value/sale price) than the rest of the area; these properties will be adjusted slightly downward. High grade homes (homes with a construction quality at 10 or above) have a higher average ratio than the average; these homes will be adjusted upward less than the remainder of properties in the area. .

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9220846 + .0921404 * \text{Major784350} + 4.832388E-02 * \text{HighGrade}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value \* 1.073)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value \* 1.073).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.073, \text{ with results rounded down to the next } \$1,000$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 58 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

8.45%

**Major 784350  
(Smokerise)**

**Yes**

% Adjustment

-9.85%

**HighGrade (10  
or higher)**

**Yes**

% Adjustment

-5.40%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home in Major 784350 (the plat of Smokerise) would *approximately* receive a 1.4% downward adjustment (8.45% -9.85%). A grade 10 or higher home would approximately receive a 3.05% upward adjustment (8.45% -5.40%)

Generally parcels in Major 784350 were at a much higher assessment level than other parcels. High grade homes were also at a higher assessment level than the average. This model corrects for these strata differences.

95.4% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

### Area 58 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
784350	Smokerise	11	72	15.27%	NW-4-21-6	5	7 - 8	1985 thru 1989	SE 293rd St and 215th Ave SE

## Area 58 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5 or Less	6	0.961	1.039	8.1%	0.904	1.174
6	35	0.903	0.976	8.2%	0.946	1.006
7	113	0.923	0.997	8.0%	0.980	1.014
8	142	0.918	0.990	7.8%	0.974	1.005
9	73	0.913	0.989	8.3%	0.967	1.011
10	17	0.976	1.005	3.0%	0.964	1.046
11 or Higher	10	0.945	0.974	3.0%	0.915	1.032
Year Built/Ren Ranges	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1911-1945	7	0.879	0.951	8.2%	0.873	1.030
1946-1964	21	0.933	1.009	8.2%	0.970	1.048
1965-1970	53	0.913	0.987	8.2%	0.959	1.016
1971-1980	98	0.909	0.982	8.0%	0.964	1.001
1981-1990	136	0.923	0.993	7.5%	0.978	1.008
1991-2000	49	0.922	0.996	8.1%	0.971	1.022
>2000	32	0.954	0.994	4.2%	0.962	1.026
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	6	0.860	0.929	8.1%	0.843	1.016
Average	320	0.922	0.989	7.2%	0.979	0.999
Good	63	0.933	1.009	8.1%	0.986	1.031
Very Good	7	0.925	1.002	8.3%	0.912	1.092
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	221	0.911	0.981	7.7%	0.969	0.994
1.5	19	0.941	1.014	7.8%	0.963	1.066
2	156	0.933	0.998	6.9%	0.984	1.012

## Area 58 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<801	4	0.922	0.997	8.1%	0.853	1.140
0801-1000	11	0.923	0.998	8.1%	0.927	1.069
1001-1500	115	0.918	0.991	7.9%	0.974	1.008
1501-2000	74	0.915	0.980	7.1%	0.959	1.001
2001-2500	90	0.914	0.989	8.2%	0.969	1.008
2501-3000	53	0.933	1.006	7.8%	0.980	1.031
3001-4000	43	0.935	0.990	5.9%	0.962	1.018
4001-5000	6	0.957	0.991	3.6%	0.947	1.035
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	377	0.924	0.991	7.3%	0.982	1.001
Y	19	0.911	0.982	7.8%	0.927	1.036
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	372	0.923	0.990	7.3%	0.981	1.000
Y	24	0.930	1.000	7.5%	0.958	1.042
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
4	170	0.929	0.991	6.7%	0.977	1.006
5	226	0.919	0.991	7.8%	0.979	1.002
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
7000-12000	57	0.923	0.999	8.2%	0.974	1.023
12001-16000	48	0.941	0.998	6.1%	0.973	1.024
16001-20000	13	0.900	0.974	8.3%	0.898	1.050
20001-30000	53	0.946	0.999	5.7%	0.977	1.021
30001-43559	123	0.927	1.000	7.9%	0.984	1.017
1AC-3AC	73	0.893	0.966	8.1%	0.947	0.985
3.01AC-5AC	19	0.931	0.997	7.1%	0.942	1.053
5.1AC-10AC	10	0.898	0.959	6.7%	0.887	1.030

## Area 58 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

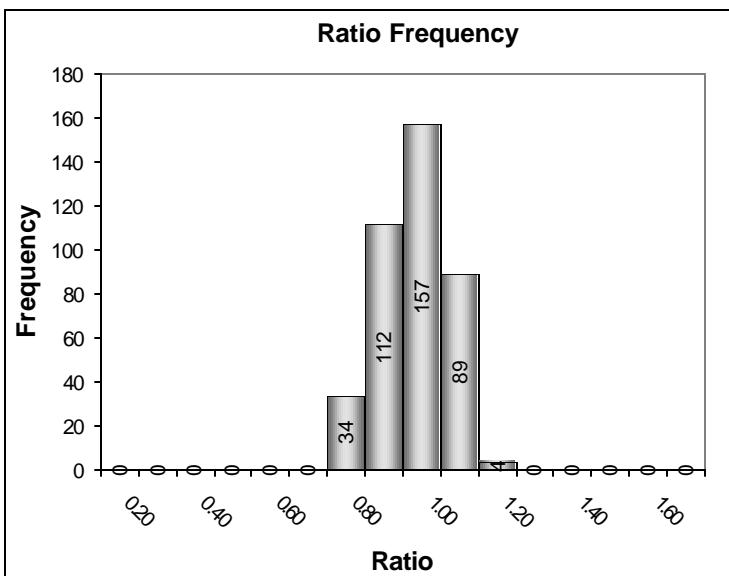
It is difficult to draw valid conclusions when the sales count is low.

Smokerise (Major 784350)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	385	0.921	0.991	7.5%	0.982	1.000
Y	11	1.013	0.996	-1.7%	0.958	1.034
High Grade Homes (10 or Above)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	363	0.917	0.990	8.0%	0.981	1.000
Y	33	0.963	0.995	3.3%	0.963	1.026

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> SE / Team - 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 3/14/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>S.I.R. to Lake Morton</b>	<b>Appr ID:</b> <b>RSOW</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	396		
<b>Mean Assessed Value</b>	299,500		
<b>Mean Sales Price</b>	324,400		
<b>Standard Deviation AV</b>	118,629		
<b>Standard Deviation SP</b>	127,356		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.928		
<b>Median Ratio</b>	0.929		
<b>Weighted Mean Ratio</b>	0.923		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.749		
<b>Highest ratio:</b>	1.124		
<b>Coefficient of Dispersion</b>	7.74%		
<b>Standard Deviation</b>	0.087		
<b>Coefficient of Variation</b>	9.39%		
<b>Price Related Differential (PRD)</b>	1.005		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.920		
<i>Upper limit</i>	0.944		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.919		
<i>Upper limit</i>	0.937		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4170		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.087		
<b>Recommended minimum:</b>	12		
<b>Actual sample size:</b>	396		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	195		
# ratios above mean:	201		
<i>Z:</i>	0.302		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



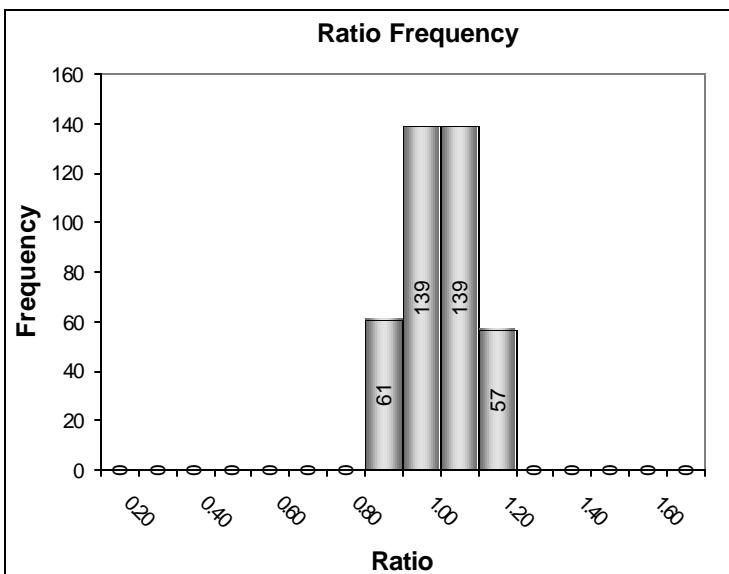
### COMMENTS:

1 to 3 Unit Residences throughout area 58

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> SE / Team - 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 3/14/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>S.I.R. to Lake Morton</b>	<b>Appr ID:</b> <b>RSOW</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	396		
<b>Mean Assessed Value</b>	321,500		
<b>Mean Sales Price</b>	324,400		
<b>Standard Deviation AV</b>	123,377		
<b>Standard Deviation SP</b>	127,356		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	1.000		
<b>Weighted Mean Ratio</b>	0.991		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.811		
<b>Highest ratio:</b>	1.194		
<b>Coefficient of Dispersion</b>	7.53%		
<b>Standard Deviation</b>	0.092		
<b>Coefficient of Variation</b>	9.20%		
<b>Price Related Differential (PRD)</b>	1.007		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.011		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.989		
<i>Upper limit</i>	1.007		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4170		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.092		
<b>Recommended minimum:</b>	13		
<b>Actual sample size:</b>	396		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	197		
# ratios above mean:	199		
<i>Z:</i>	0.101		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 58

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	292106	9060	4/29/04	\$115,000	700	0	4	1962	2	38130	Y	Y	20504 SE 353RD ST
004	032105	9068	5/27/03	\$194,950	720	0	5	1942	3	126324	N	N	30015 148TH AV SE
004	192106	9019	10/7/04	\$167,500	850	0	5	1926	4	14840	N	N	18736 SE GREEN VALLEY RD
004	022105	9066	1/23/04	\$200,000	1240	0	5	1947	2	212573	N	Y	29240 154TH AV SE
004	341060	0015	9/30/04	\$202,400	700	0	6	1958	3	12000	N	Y	16300 SE LAKE HOLM RD
004	431270	0140	10/18/04	\$171,000	820	0	6	1970	4	9600	N	N	17712 SE 332ND ST
004	397763	0010	6/16/03	\$183,000	860	510	6	1976	3	12600	N	N	31615 161ST AV SE
004	752460	0090	3/28/03	\$177,500	910	210	6	1976	3	27338	N	N	31411 169TH AV SE
004	660041	0170	2/18/03	\$152,500	1010	0	6	1978	4	15600	N	N	31118 149TH AV SE
004	122105	9124	11/4/04	\$182,000	1020	0	6	1971	4	15357	N	N	30825 168TH AV SE
004	397763	0040	8/5/04	\$191,000	1120	0	6	1975	3	11242	N	N	31721 160TH PL SE
004	221290	0100	12/8/04	\$167,000	1150	0	6	1969	3	9720	N	N	30427 153RD AV SE
004	431270	0210	5/20/04	\$185,000	1150	0	6	1970	2	9600	N	N	17604 SE 332ND PL
004	122105	9097	5/21/04	\$252,000	1190	0	6	1926	5	109998	N	N	31640 172ND AV SE
004	397763	0250	4/17/03	\$170,950	1200	0	6	1975	4	9240	N	N	31722 160TH PL SE
004	397763	0130	12/29/03	\$161,500	1200	0	6	1975	3	9668	N	N	31909 160TH PL SE
004	122105	9072	5/20/04	\$197,500	1290	0	6	1915	4	27600	N	N	30428 168TH AV SE
004	397763	0020	6/22/04	\$184,950	1290	0	6	1975	3	10500	N	N	31707 160TH PL SE
004	397763	0640	5/5/03	\$174,000	1300	0	6	1976	4	10360	N	N	31622 161ST PL SE
004	162105	9021	9/30/04	\$245,000	1340	1340	6	1994	3	9950	Y	N	12611 SE LAKE HOLM RD
004	132105	9039	3/5/03	\$176,800	1350	0	6	1962	4	13166	N	N	17078 SE AUBURN-BLACK DIAMOND RD
004	122105	9140	2/2/04	\$284,950	1440	0	6	1998	3	72745	N	N	31003 168TH WY SE
004	431270	0380	10/7/03	\$195,000	1440	0	6	1969	4	12863	N	N	33331 177TH PL SE
004	032105	9037	1/15/04	\$335,000	1460	0	6	1940	4	108900	N	N	30245 148TH AV SE
004	660041	0260	1/20/04	\$175,000	1520	0	6	1970	3	10500	N	N	31003 150TH AV SE
004	122105	9018	7/24/03	\$250,000	1704	0	6	2000	3	54014	N	N	16523 SE 311TH ST
004	122105	9026	9/18/03	\$350,000	2160	0	6	1920	5	67953	N	N	30452 168TH AV SE
004	221290	0800	5/16/03	\$168,500	930	0	7	1969	3	9100	N	N	15325 SE 304TH PL
004	221290	0660	10/24/03	\$134,000	930	0	7	1969	3	10240	N	N	15346 SE 307TH ST
004	660040	0220	4/29/03	\$143,500	940	0	7	1968	3	9750	N	N	14822 SE 309TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	221290	0420	2/3/03	\$146,000	1010	0	7	1969	3	9600	N	N	30627 155TH PL SE
004	022105	9142	11/18/04	\$199,000	1020	0	7	1968	3	10000	N	N	29256 160TH AV SE
004	570960	0260	5/5/04	\$205,000	1040	400	7	1980	3	11680	N	N	30704 148TH AV SE
004	660041	0050	8/17/04	\$189,450	1170	0	7	1970	3	9750	N	N	31026 148TH AV SE
004	923770	0110	9/11/03	\$172,200	1170	0	7	1984	3	11745	N	N	28631 153RD PL SE
004	660040	0100	3/4/03	\$150,000	1180	0	7	1968	3	9750	N	N	15011 SE 308TH ST
004	115600	0170	3/12/03	\$208,180	1190	0	7	1967	3	17300	N	N	29421 157TH AV SE
004	115600	0060	11/11/04	\$185,500	1190	0	7	1967	3	12786	N	N	29212 157TH AV SE
004	660040	0280	4/15/04	\$181,000	1190	0	7	1969	3	9750	N	N	30914 148TH AV SE
004	179600	0230	7/9/04	\$250,000	1200	0	7	1963	3	78408	N	N	18844 SE LAKE HOLM RD
004	923760	0100	9/9/03	\$183,450	1200	0	7	1962	4	10425	N	N	28471 KENT-BLACK DIAMOND RD SE
004	660040	0500	2/24/03	\$146,500	1200	0	7	1968	3	9548	N	N	30930 151ST AV SE
004	221290	0190	9/12/03	\$147,000	1200	0	7	1969	4	9720	N	N	30709 153RD AV SE
004	112105	9102	4/22/03	\$230,500	1220	330	7	1988	3	36109	N	N	16329 SE 318TH ST
004	221290	1110	10/11/04	\$187,200	1230	0	7	1969	3	11004	N	N	30426 155TH PL SE
004	221290	1180	11/18/03	\$173,450	1230	0	7	1969	3	10780	N	N	15514 SE 304TH PL
004	221290	0770	3/2/04	\$175,000	1230	0	7	1969	4	9450	N	N	30412 153RD AV SE
004	221290	0130	10/23/03	\$173,500	1230	0	7	1969	3	9720	N	N	30601 153RD AV SE
004	202581	0060	12/3/03	\$191,000	1230	0	7	1974	3	31860	N	N	21315 SE 351ST ST
004	221290	0840	10/28/03	\$173,500	1230	0	7	1969	4	8820	N	N	15417 SE 304TH PL
004	221290	0540	11/24/04	\$149,500	1230	0	7	1969	3	9800	N	N	15312 SE 308TH ST
004	957800	0120	9/10/04	\$252,500	1240	600	7	1975	4	15550	N	Y	16922 SE AUBURN-BLACK DIAMOND RD
004	796846	0180	6/10/04	\$277,500	1290	590	7	1990	3	35100	N	N	15731 SE 323RD ST
004	796846	0150	12/19/03	\$199,000	1300	0	7	1990	3	39654	N	N	32311 157TH AV SE
004	202106	9042	2/19/03	\$224,000	1300	0	7	1966	4	99316	N	N	19850 SE 344TH ST
004	341060	0320	5/11/04	\$203,400	1310	0	7	1982	3	16902	N	N	33330 E LAKE HOLM DR SE
004	242105	9107	4/19/04	\$280,000	1320	0	7	1980	3	89900	N	N	17641 SE LAKE MONEYSMITH RD
004	796846	0280	3/20/03	\$228,500	1340	360	7	1989	3	35013	N	N	32224 159TH AV SE
004	112105	9101	7/17/03	\$203,450	1360	0	7	1988	3	35000	N	N	16317 SE 318TH ST
004	796845	0010	2/10/03	\$211,000	1370	0	7	1987	3	36269	N	N	16031 SE 320TH ST
004	242105	9087	7/22/03	\$250,000	1380	550	7	1978	3	46173	N	N	17621 SE LAKE MONEYSMITH RD

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	122105	9010	11/24/04	\$270,515	1390	600	7	1974	3	35330	N	Y	16532 SE AUBURN-BLACK DIAMOND RD
004	660040	0390	5/17/04	\$185,950	1390	0	7	1968	4	9800	N	N	30911 150TH AV SE
004	796845	0090	6/8/03	\$226,900	1390	0	7	1986	3	35200	N	N	15934 SE 322ND ST
004	341060	0415	12/24/03	\$215,000	1390	0	7	1987	3	27950	N	N	33124 E LAKE HOLM DR SE
004	796846	0190	7/3/03	\$225,000	1410	360	7	1990	3	35100	N	N	15745 SE 323RD ST
004	341060	0160	4/1/04	\$315,000	1420	0	7	1956	4	12100	N	Y	33227 E LAKE HOLM DR SE
004	660040	0090	9/10/04	\$155,000	1640	0	7	1968	3	9750	N	N	15003 SE 308TH ST
004	142105	9035	7/23/03	\$280,000	1650	0	7	1983	3	103672	N	N	16255 SE 320TH ST
004	221290	1100	6/24/04	\$229,000	1670	0	7	1969	4	9086	N	N	30434 155TH PL SE
004	221290	0750	8/8/03	\$154,950	1670	0	7	1969	3	9450	N	N	30426 153RD AV SE
004	022105	9028	9/21/04	\$218,000	1680	0	7	1994	3	9000	N	N	28866 156TH AV SE
004	341060	0045	11/5/03	\$315,000	1790	0	7	1987	3	22400	N	Y	16202 SE LAKE HOLM RD
004	242105	9111	5/14/03	\$332,000	1795	890	7	1999	3	108029	N	N	34828 169TH AV SE
004	796846	0430	11/23/04	\$295,000	1800	0	7	2003	3	35070	N	N	15929 SE 322ND ST
004	660040	0120	4/15/04	\$175,000	1880	0	7	1968	4	8710	N	N	15027 SE 308TH ST
004	132105	9102	8/11/04	\$375,000	1990	0	7	1977	3	137649	N	N	17318 SE LAKE HOLM RD
004	022105	9156	7/9/03	\$295,000	2010	0	7	1977	3	80400	N	Y	29120 154TH AV SE
004	329861	0220	7/23/04	\$265,000	2270	0	7	1992	3	20700	N	N	34012 135TH AV SE
004	570921	0080	11/10/03	\$299,900	2480	0	7	1979	3	42987	Y	N	33659 130TH AV SE
004	957800	0110	3/26/04	\$252,000	2500	0	7	1975	4	29602	N	Y	16930 SE AUBURN-BLACK DIAMOND RD
004	329860	0740	6/25/04	\$259,500	1190	500	8	1977	3	14022	N	N	34006 133RD AV SE
004	329860	0840	5/7/03	\$264,500	1240	600	8	1976	3	13000	N	N	33950 134TH AV SE
004	329860	0620	7/15/03	\$270,000	1290	1210	8	1977	3	15755	N	N	34005 135TH AV SE
004	329860	0960	6/23/04	\$242,500	1300	620	8	1977	3	12810	N	N	13247 SE 336TH PL
004	329860	0890	2/24/04	\$241,500	1320	360	8	1976	3	19500	N	N	33912 134TH AV SE
004	102105	9039	1/23/04	\$270,000	1340	0	8	1947	5	114562	N	Y	14526 SE 318TH ST
004	329860	0290	8/16/04	\$260,000	1430	390	8	1977	3	11000	N	N	33826 133RD AV SE
004	329860	0940	2/23/04	\$215,000	1560	580	8	1977	4	13500	N	N	13259 SE 336TH PL
004	341060	0050	1/2/03	\$280,000	1630	0	8	1960	4	34875	N	Y	16132 SE LAKE HOLM RD
004	570921	0040	7/10/03	\$315,000	1650	870	8	1979	3	25310	N	N	33627 130TH AV SE
004	329860	0880	7/1/04	\$235,000	1690	0	8	1978	3	15910	N	N	33920 134TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	252105	9027	3/17/04	\$415,950	1710	0	8	1973	3	213444	Y	N	16607 SE 352ND ST
004	202580	0090	5/19/04	\$305,000	1780	0	8	1975	3	42000	N	N	34630 215TH AV SE
004	329861	0020	2/17/04	\$275,000	1780	540	8	1978	3	15180	N	N	13416 SE 337TH ST
004	329860	0080	3/3/04	\$244,950	1810	410	8	1979	3	13000	N	N	13225 SE 337TH ST
004	341060	0375	6/1/04	\$239,995	1830	0	8	1978	3	28860	N	N	33200 E LAKE HOLM DR SE
004	022105	9186	5/25/04	\$370,000	1940	0	8	1990	3	65340	Y	N	29046 152ND AV SE
004	329860	0900	4/1/03	\$248,000	2090	0	8	1976	3	12992	N	N	13407 SE 339TH ST
004	786150	0160	2/17/04	\$370,000	2100	0	8	1997	3	179467	N	Y	15657 SE 303RD PL
004	329861	0050	5/28/03	\$246,950	2110	0	8	1979	3	14700	N	N	33616 135TH AV SE
004	122105	9112	4/15/04	\$307,500	2160	0	8	1978	3	28750	N	N	31233 168TH AV SE
004	122105	9112	12/17/03	\$235,000	2160	0	8	1978	3	28750	N	N	31233 168TH AV SE
004	341060	0255	11/19/03	\$336,000	2190	0	8	1986	3	13275	N	Y	33025 E LAKE HOLM DR SE
004	112105	9048	6/9/03	\$365,000	2220	0	8	2001	3	217800	Y	N	30909 164TH AV SE
004	321123	0210	1/23/03	\$301,400	2240	0	8	1984	3	34992	N	N	32310 169TH AV SE
004	232105	9021	8/6/03	\$410,000	2320	0	8	1976	4	134164	N	N	15927 SE LAKE HOLM RD
004	329860	0460	8/27/04	\$328,950	2400	0	8	1982	3	14300	Y	N	13206 SE 342ND ST
004	122105	9157	6/16/04	\$417,000	2480	400	8	1976	3	72745	N	N	31005 168TH WY SE
004	115600	0220	7/15/03	\$236,000	2500	0	8	1981	3	16845	N	Y	29256 158TH AV SE
004	115600	0240	4/16/04	\$318,000	2510	0	8	1978	3	19643	N	Y	29240 158TH AV SE
004	232105	9046	1/30/04	\$359,500	2600	0	8	1973	4	165963	N	N	15702 SE 344TH ST
004	570921	0020	11/6/03	\$305,000	3030	0	8	1979	3	15025	N	N	33611 130TH AV SE
004	132105	9048	12/7/04	\$455,000	3770	0	8	1966	4	186872	N	N	17321 SE LAKE HOLM RD
004	192106	9128	8/14/03	\$425,000	3800	0	8	1987	3	107752	N	N	19206 SE 342ND ST
004	242105	9093	10/23/03	\$542,500	3990	0	8	1989	3	113691	N	N	17122 SE 339TH ST
004	321126	0090	3/12/04	\$359,000	1750	610	9	1987	3	35080	N	N	32914 170TH PL SE
004	242105	9081	3/17/04	\$400,000	2010	0	9	1984	3	214750	N	N	34108 170TH AV SE
004	321127	0170	2/21/03	\$410,000	2030	2030	9	1989	3	35621	N	N	32915 176TH AV SE
004	232105	9052	4/15/04	\$475,000	2080	0	9	1971	4	121096	Y	N	15309 SE 344TH ST
004	321126	0270	6/3/03	\$324,000	2100	0	9	1987	3	36001	N	N	32824 169TH AV SE
004	122105	9158	4/12/04	\$450,000	2170	0	9	1993	3	102366	N	N	30915 168TH AV SE
004	329861	0310	1/28/04	\$345,000	2210	0	9	1990	3	39000	N	N	34210 136TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	321123	0340	5/6/04	\$323,400	2210	0	9	1984	3	30140	N	N	32316 171ST AV SE
004	321123	0170	6/22/04	\$425,000	2220	860	9	1985	3	35370	N	N	32127 169TH AV SE
004	321124	0230	3/23/04	\$349,500	2220	0	9	1986	3	30510	N	N	32406 171ST AV SE
004	281791	0200	10/12/04	\$490,000	2280	470	9	1990	3	39389	N	N	32817 181ST AV SE
004	321127	0210	10/1/04	\$392,450	2360	0	9	1990	3	35780	N	N	17438 SE 329TH ST
004	321124	0270	5/3/04	\$399,900	2450	0	9	1988	3	35854	N	N	17026 SE 326TH PL
004	329861	0270	4/17/03	\$339,000	2660	0	9	1987	3	36154	Y	N	34211 136TH AV SE
004	321126	0360	9/3/03	\$365,000	2770	0	9	1987	3	37740	N	N	16900 SE 331ST ST
004	321124	0380	6/15/03	\$399,950	2800	0	9	1989	3	36884	N	N	16906 SE 325TH PL
004	321124	0380	6/15/03	\$399,950	2800	0	9	1989	3	36884	N	N	16906 SE 325TH PL
004	341060	0075	2/3/03	\$374,000	2820	0	9	2002	3	30000	N	N	33524 161ST LN SE
004	112105	9019	10/15/03	\$485,000	2830	0	9	2002	3	286189	N	N	30730 157TH PL SE
004	321124	0120	7/9/03	\$394,000	2920	0	9	1986	3	37683	N	N	16945 SE 327TH PL
004	321127	0250	9/25/03	\$436,000	2960	0	9	1989	3	35640	N	N	17258 SE 329TH ST
004	112105	9032	10/25/04	\$520,000	3030	0	9	2000	3	230432	N	N	30828 157TH PL SE
004	242105	9144	12/2/03	\$489,950	3070	0	9	1992	3	101494	N	N	17018 SE 339TH ST
004	321127	0350	2/10/03	\$409,000	3160	0	9	1988	3	35651	N	N	32931 174TH PL SE
004	242105	9095	11/6/03	\$355,000	3310	0	9	1987	3	215186	N	N	33626 170TH AV SE
004	122105	9205	10/21/04	\$548,500	3330	0	9	1999	3	47480	N	N	31603 KENT-BLACK DIAMOND RD SE
004	281791	0250	5/11/04	\$465,000	3480	0	9	1989	3	39413	N	N	33002 181ST AV SE
004	321126	0220	7/7/04	\$450,000	3570	0	9	1987	3	40623	N	N	16830 SE 328TH PL
004	321124	0160	2/19/03	\$399,000	3570	0	9	1989	3	30451	N	N	17104 SE 328TH ST
004	292106	9070	10/1/03	\$565,000	3880	0	9	1996	3	184258	N	Y	20711 SE GREEN VALLEY RD
004	202577	0010	6/25/03	\$570,750	1940	1370	10	2003	3	22129	N	N	13321 SE HUSKY WY
004	341060	0090	6/14/04	\$535,987	2070	1340	10	2004	3	65500	N	Y	33519 161ST LN SE
004	202576	0020	4/21/03	\$489,500	2750	0	10	2002	3	22561	N	N	32725 145TH PL SE
004	281791	0090	10/21/04	\$452,000	2800	0	10	1989	3	36514	N	N	32714 183RD AV SE
004	202576	0400	8/6/04	\$685,000	3100	0	10	2003	3	26574	N	N	33435 135TH PL SE
004	122105	9208	6/30/04	\$638,450	3270	0	10	2004	3	220453	N	Y	31931 176TH AV SE
004	281790	0170	9/24/04	\$470,450	3330	0	10	1988	3	38293	N	N	32556 181ST AV SE
004	202576	0010	3/10/04	\$598,000	3400	0	10	2001	3	23597	N	N	32731 145TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	202577	0040	8/11/03	\$599,500	3410	0	10	2003	3	25054	N	N	13316 SE 333RD CT
004	202577	0020	8/28/03	\$559,500	3460	0	10	2003	3	22259	N	N	13315 SE 333RD PL
004	202576	0040	9/8/03	\$542,000	3600	0	10	2002	3	22106	N	N	32713 145TH PL SE
004	112105	9031	3/14/03	\$642,000	3839	0	10	2000	3	217800	Y	N	30407 164TH AV SE
004	202577	0120	7/27/04	\$649,500	3840	0	10	2004	3	25380	N	N	33017 134TH CT SE
004	132105	9136	3/17/03	\$659,900	4220	0	10	2002	3	218236	N	N	32906 176TH AV SE
004	132105	9137	2/3/03	\$649,900	4360	0	10	2001	3	217800	N	N	32910 176TH AV SE
004	202576	0410	12/30/03	\$645,000	3120	0	11	2002	3	24860	N	N	33427 135TH PL SE
004	202577	0050	1/29/04	\$779,000	3440	0	11	2003	3	29067	N	N	33211 134TH AV SE
004	202576	0090	3/18/04	\$636,000	3650	0	11	2001	3	30146	N	N	32802 145TH PL SE
004	202576	0090	4/23/03	\$599,000	3650	0	11	2001	3	30146	N	N	32802 145TH PL SE
004	202576	0050	12/6/04	\$869,000	3790	0	11	2002	3	28866	N	N	32707 145TH PL SE
004	202576	0180	11/12/03	\$685,000	3820	0	11	2003	3	27336	N	N	32925 143RD CT SE
004	202576	0360	8/21/03	\$710,000	4040	0	11	2002	3	26929	N	N	33410 135TH PL SE
004	202577	0060	8/26/04	\$789,500	4110	0	11	2004	3	22778	N	N	33205 134TH AV SE
004	202576	0320	2/3/03	\$910,000	4690	0	12	2001	3	23670	N	N	33242 139TH TER SE
005	012105	9007	9/23/04	\$170,000	1200	0	5	1968	3	43560	N	N	29440 164TH AV SE
005	062106	9022	11/10/03	\$212,998	1520	0	5	1978	3	78843	N	N	29830 188TH AV SE
005	062106	9213	11/24/04	\$210,000	710	580	6	1972	4	20000	N	N	29422 192ND AV SE
005	062106	9145	5/29/03	\$134,500	870	0	6	1947	3	7590	N	N	29251 188TH AV SE
005	405320	0165	8/1/03	\$297,000	1000	0	6	1993	5	13384	Y	Y	31003 E LAKE MORTON DR SE
005	436670	0090	1/20/04	\$162,000	1010	0	6	1975	3	9611	N	N	33720 207TH PL SE
005	362205	9056	8/19/03	\$160,000	1080	0	6	1952	3	33105	N	N	17523 SE COVINGTON-SAWYER RD
005	062106	9206	9/19/03	\$189,950	1200	600	6	1972	3	20000	N	N	29426 192ND AV SE
005	436670	0110	3/27/03	\$155,306	1200	0	6	1973	4	9611	N	N	33704 207TH PL SE
005	062106	9137	7/24/03	\$159,000	1230	0	6	1968	3	11761	N	N	29009 194TH PL SE
005	062106	9110	6/24/04	\$204,000	1300	0	6	1961	3	9450	N	N	29016 187TH AV SE
005	436670	0080	12/22/04	\$213,000	1300	0	6	1975	5	9611	N	N	33728 207TH PL SE
005	062106	9267	5/13/04	\$235,750	1320	0	6	1989	3	60984	N	N	29115 196TH AV SE
005	062106	9122	3/23/04	\$237,450	2000	0	6	1962	4	25505	N	N	19509 SE COVINGTON-SAWYER RD
005	894420	0020	8/30/04	\$196,000	980	0	7	1973	3	10125	N	N	29209 161ST PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	344410	0370	1/22/03	\$181,900	1000	0	7	1966	4	47916	N	N	19770 SE 277TH ST
005	286890	0090	9/24/04	\$207,480	1010	0	7	1972	3	12348	N	N	28805 190TH AV SE
005	286890	0120	5/14/03	\$172,500	1040	0	7	1972	3	10125	N	N	28823 190TH AV SE
005	795070	0050	1/8/04	\$184,950	1100	0	7	1969	3	9991	N	N	17922 SE 311TH ST
005	795070	0110	5/13/04	\$183,000	1100	0	7	1969	3	10125	N	N	31021 179TH PL SE
005	795070	0140	3/14/03	\$169,950	1100	0	7	1969	3	10214	N	N	31111 179TH PL SE
005	859440	0430	6/2/04	\$265,000	1110	260	7	1985	3	35160	N	N	20525 SE 334TH PL
005	894420	0040	7/21/03	\$173,000	1140	0	7	1972	4	10125	N	N	29223 161ST PL SE
005	344410	0072	8/10/04	\$224,500	1150	0	7	1965	3	50529	N	N	19706 SE 284TH ST
005	362205	9158	10/24/03	\$298,000	1180	900	7	1975	3	62726	N	N	17431 SE COVINGTON-SAWYER RD
005	062106	9193	4/8/03	\$159,000	1200	0	7	1972	3	10890	N	N	19028 SE COVINGTON-SAWYER RD
005	286890	0140	7/18/03	\$180,000	1200	0	7	1974	4	10125	N	N	28905 190TH AV SE
005	784350	0510	9/10/03	\$199,950	1210	0	7	1985	3	12006	N	N	29412 215TH AV SE
005	189801	0030	1/16/03	\$227,900	1210	640	7	1978	4	14985	N	N	28930 188TH PL SE
005	795060	0040	2/12/04	\$205,000	1230	0	7	1969	4	10125	N	N	31204 179TH PL SE
005	322206	9127	12/17/04	\$235,000	1250	0	7	1970	3	110206	N	N	19660 SE 287TH ST
005	859440	0200	5/8/03	\$193,500	1290	0	7	1986	3	36149	N	N	20522 SE 333RD PL
005	859440	0380	8/25/03	\$262,500	1300	450	7	1985	3	37569	N	N	20506 SE 334TH PL
005	915840	0120	4/21/03	\$237,500	1300	350	7	1994	3	35180	N	N	32930 206TH PL SE
005	405320	0120	9/23/03	\$290,000	1310	0	7	1972	3	14478	Y	Y	30945 E LAKE MORTON DR SE
005	062106	9182	7/21/03	\$205,600	1320	0	7	1968	3	13860	N	N	28820 185TH AV SE
005	894420	0150	6/18/04	\$209,000	1320	0	7	1973	4	10110	N	N	29204 161ST PL SE
005	012105	9106	6/26/03	\$329,950	1350	290	7	1991	3	251341	N	N	17206 SE 304TH ST
005	795060	0060	9/13/04	\$168,500	1350	0	7	1969	3	10242	N	N	31211 179TH PL SE
005	237700	0040	11/10/04	\$227,500	1410	0	7	1961	4	40500	N	N	31361 182ND AV SE
005	237700	0220	9/23/04	\$300,000	1430	0	7	1962	5	49658	N	N	18201 SE 317TH ST
005	344411	0040	11/24/03	\$217,100	1430	0	7	1974	3	56192	N	N	20629 SE 281ST ST
005	266210	0020	5/10/04	\$208,000	1440	0	7	1970	3	10073	N	N	16362 SE 291ST PL
005	179615	0050	3/26/03	\$271,000	1440	500	7	1987	3	38752	N	N	19419 SE 332ND PL
005	012105	9043	3/13/03	\$256,000	1450	0	7	1965	3	216493	N	N	29201 168TH AV SE
005	405320	0980	7/15/04	\$324,950	1460	720	7	1958	4	105850	N	N	31429 W LAKE MORTON DR SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
005	022105	9046	1/27/03	\$226,000	1470	0	7	1931	4	104544	N	N	15910 SE 292ND ST	
005	202106	9046	2/3/04	\$317,000	1470	0	7	1966	5	220849	N	N	33623 206TH AV SE	
005	405320	0841	2/6/04	\$230,000	1480	0	7	1968	3	23505	N	N	31118 E LAKE MORTON DR SE	
005	405320	0978	9/15/03	\$270,000	1500	890	7	1978	3	22875	N	N	31441 W LAKE MORTON DR SE	
005	189801	0040	6/27/03	\$249,950	1500	430	7	1977	3	14985	N	N	28922 188TH PL SE	
005	192106	9039	12/3/03	\$205,000	1500	700	7	1962	3	33750	N	N	19420 SE AUBURN-BLACK DIAMOND RD	
005	062106	9069	2/11/04	\$266,000	1510	0	7	1952	3	268765	N	N	19045 SE COVINGTON-SAWYER RD	
005	344400	0200	11/4/03	\$238,150	1510	0	7	1969	4	44431	N	N	20225 SE 284TH ST	
005	795070	0150	7/31/03	\$212,500	1520	0	7	1969	3	10220	N	N	31119 179TH PL SE	
005	202106	9045	6/3/04	\$340,000	1550	0	7	1968	4	228690	N	N	20856 SE AUBURN-BLACK DIAMOND RD	
005	062106	9134	5/23/03	\$289,900	1580	0	7	1965	4	98881	N	N	30012 188TH AV SE	
005	362205	9116	10/25/04	\$273,000	1600	0	7	1965	3	51400	N	N	17824 SE COVINGTON-SAWYER RD	
005	784350	0160	12/12/03	\$215,000	1600	0	7	1986	3	12062	N	N	21410 SE 292ND PL	
005	859440	0340	12/2/03	\$250,000	1680	0	7	1987	3	35591	N	N	20515 SE 333RD PL	
005	062106	9205	3/30/04	\$249,000	1790	0	7	1972	3	20037	N	N	29021 189TH PL SE	
005	182106	9047	8/8/03	\$228,000	1820	0	7	1968	4	29676	N	N	18742 SE AUBURN-BLACK DIAMOND RD	
005	332206	9037	4/16/03	\$272,000	1820	0	7	1963	4	170319	N	N	21220 SE 284TH ST	
005	344410	0145	9/29/04	\$249,950	1830	0	7	1972	2	23044	N	N	19807 SE 281ST ST	
005	147150	0050	7/3/03	\$215,000	1850	0	7	1967	4	24647	N	N	28841 180TH AV SE	
005	405320	0955	8/21/04	\$276,500	1950	0	7	1961	3	77972	N	N	31611 W LAKE MORTON DR SE	
005	062106	9265	8/26/04	\$300,000	1980	0	7	2002	3	35719	N	N	18202 SE COVINGTON-SAWYER RD	
005	179625	0120	5/26/04	\$325,000	2130	0	7	1988	3	36932	N	N	20815 SE 287TH ST	
005	859440	0390	8/11/03	\$260,000	2150	0	7	1985	3	35910	N	N	20502 SE 334TH PL	
005	859440	0100	5/21/03	\$259,950	2280	0	7	1987	3	35164	N	N	33316 206TH PL SE	
005	082106	9005	6/10/04	\$407,000	2360	0	7	1992	3	100506	N	N	30427 204TH AV SE	
005	082106	9005	1/6/03	\$370,000	2360	0	7	1992	3	100506	N	N	30427 204TH AV SE	
005	062106	9056	8/7/03	\$276,000	2890	0	7	1954	3	73180	N	N	18615 SE COVINGTON-SAWYER RD	
005	062106	9039	3/17/04	\$309,950	1200	420	8	1980	3	106722	N	N	18809 SE 292ND PL	
005	948592	0250	7/26/04	\$288,000	1310	800	8	1978	3	36680	N	N	28243 187TH AV SE	
005	784350	0410	6/25/03	\$230,000	1330	390	8	1987	3	12092	N	N	29419 215TH AV SE	
005	948590	0020	1/9/04	\$225,000	1350	400	8	1977	3	34970	N	N	28708 181ST AV SE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
005	911361	0030	4/14/04	\$295,000	1400	1250	8	1976	2	38000	N	N	32818 194TH AV SE	
005	948591	0130	10/8/03	\$247,777	1400	340	8	1978	3	29700	N	N	28641 192ND PL SE	
005	948595	0410	10/25/04	\$350,000	1440	380	8	1983	3	43278	N	N	28019 188TH AV SE	
005	258790	0070	3/19/04	\$369,500	1440	0	8	1973	3	23078	N	N	29656 179TH PL SE	
005	784350	0680	4/7/03	\$218,000	1470	0	8	1986	3	12127	N	N	29206 215TH AV SE	
005	179610	0080	12/7/04	\$375,000	1520	500	8	1978	4	38745	N	N	32016 190TH AV SE	
005	258789	0080	1/24/03	\$340,000	1530	0	8	1974	4	21875	N	N	17619 SE 295TH ST	
005	948593	0420	12/16/03	\$349,950	1570	470	8	1981	3	26394	N	N	28715 189TH PL SE	
005	948593	0180	4/12/04	\$315,000	1570	500	8	1981	3	64468	N	N	18224 SE 286TH CT	
005	948590	0090	6/21/04	\$279,398	1570	0	8	1977	4	62290	N	N	18321 SE 284TH ST	
005	183970	0090	7/20/04	\$302,000	1600	560	8	1979	3	14300	N	N	17513 SE 302ND ST	
005	948593	0030	3/30/04	\$342,000	1600	700	8	1981	4	50094	N	N	18900 SE 287TH ST	
005	784350	0530	5/6/03	\$213,500	1600	0	8	1986	3	12006	N	N	29328 215TH AV SE	
005	948594	0340	9/20/04	\$359,950	1620	500	8	1986	3	35028	N	N	27612 195TH AV SE	
005	784350	0470	9/25/04	\$200,000	1640	0	8	1986	3	12006	N	N	29522 215TH AV SE	
005	405320	0450	7/14/03	\$349,950	1660	0	8	1980	4	33480	Y	Y	31640 W LAKE MORTON DR SE	
005	948595	1210	2/18/04	\$315,000	1730	780	8	1983	4	54312	N	N	18527 SE 280TH ST	
005	405320	0315	9/28/04	\$360,000	1740	0	8	1984	3	22692	Y	Y	31203 E LAKE MORTON DR SE	
005	948593	0120	9/18/03	\$329,950	1740	530	8	1980	4	32112	N	N	28612 185TH AV SE	
005	124940	0020	3/29/04	\$307,950	1760	0	8	1986	3	22753	N	N	17424 SE 298TH ST	
005	062106	9257	10/31/03	\$283,000	1770	0	8	1981	3	47044	N	N	19007 SE COVINGTON-SAWYER RD	
005	784350	0120	4/16/03	\$226,500	1770	0	8	1987	3	12058	N	N	21428 SE 292ND PL	
005	911361	0070	4/23/04	\$348,000	1780	480	8	1975	3	39150	N	N	32638 194TH AV SE	
005	948592	0180	5/21/03	\$285,000	1790	530	8	1978	3	35555	N	N	18746 SE 284TH PL	
005	721540	0240	10/5/04	\$300,000	1800	0	8	1990	3	36549	N	N	19810 SE 296TH ST	
005	721540	0310	9/10/03	\$322,000	1810	0	8	1989	3	34801	N	N	19939 SE 296TH ST	
005	911350	0150	6/17/03	\$330,000	1820	1620	8	1967	2	37500	N	N	19221 SE 320TH ST	
005	179610	0087	2/27/03	\$372,500	1830	780	8	1990	3	66646	N	N	19027 SE 320TH ST	
005	784350	0270	2/16/04	\$229,000	1870	0	8	1986	3	12035	N	N	21430 SE 293RD ST	
005	784350	0210	6/5/03	\$228,900	1870	0	8	1987	3	12038	N	N	21409 SE 292ND PL	
005	911361	0200	6/29/04	\$280,000	1900	0	8	1986	3	41300	N	N	32721 193RD AV SE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	405320	0360	10/23/03	\$493,000	1910	1100	8	1996	3	22907	Y	Y	31259 E LAKE MORTON DR SE
005	784350	0040	10/18/04	\$227,500	1920	0	8	1988	3	12757	N	N	21402 SE 291ST ST
005	784350	0140	5/24/04	\$266,800	2000	0	8	1989	3	13967	N	N	21418 SE 292ND PL
005	259755	0060	12/12/03	\$289,990	2000	0	8	1978	3	28186	N	N	29645 176TH AV SE
005	721542	0850	1/14/04	\$335,000	2010	0	8	1996	3	33449	N	N	20824 SE 293RD ST
005	721542	0800	3/26/03	\$315,500	2010	0	8	1996	3	36933	N	N	29220 208TH CT SE
005	322206	9131	12/5/03	\$292,000	2020	0	8	1978	3	54450	N	N	20316 SE 287TH ST
005	721542	0060	3/21/03	\$315,000	2020	0	8	1994	3	28000	N	N	29025 200TH PL SE
005	721542	0150	5/26/04	\$365,000	2060	0	8	1994	3	52630	N	N	20017 SE 290TH PL
005	721540	0370	7/17/03	\$301,000	2130	0	8	1990	3	38008	N	N	29603 201ST PL SE
005	948590	0210	4/27/04	\$339,950	2150	0	8	1977	4	69696	N	N	28408 180TH AV SE
005	362205	9126	8/30/04	\$269,000	2170	0	8	1972	3	47480	N	N	28655 176TH AV SE
005	948595	0470	5/26/04	\$359,950	2180	0	8	1984	3	40444	N	N	27818 187TH AV SE
005	258791	0100	2/27/04	\$399,000	2190	0	8	1977	3	31365	N	N	17674 SE 297TH PL
005	192106	9079	6/30/04	\$337,950	2190	0	8	1993	3	72888	N	N	19210 SE AUBURN-BLACK DIAMOND RD
005	192106	9079	2/6/04	\$329,950	2190	0	8	1993	3	72888	N	N	19210 SE AUBURN-BLACK DIAMOND RD
005	192106	9079	6/16/04	\$329,950	2190	0	8	1993	3	72888	N	N	19210 SE AUBURN-BLACK DIAMOND RD
005	721540	0040	8/11/04	\$395,000	2210	0	8	1989	3	38184	N	N	29128 201ST CT SE
005	405310	0030	1/12/04	\$410,000	2210	0	8	1990	3	43850	N	N	19630 SE 310TH PL
005	344400	0013	1/17/03	\$319,000	2210	0	8	2003	3	34177	N	N	28025 201ST AV SE
005	322206	9111	5/3/04	\$367,630	2230	0	8	2002	3	54885	N	N	20349 SE 287TH ST
005	911360	0060	7/3/03	\$322,000	2235	0	8	1999	3	56628	N	N	32413 194TH AV SE
005	721542	1060	8/19/03	\$365,500	2250	0	8	1995	3	48185	N	N	20761 SE 295TH ST
005	062106	9268	2/26/03	\$349,950	2270	0	8	1990	3	53213	N	N	28626 183RD CT SE
005	948593	0450	2/21/03	\$310,000	2270	0	8	1981	3	25296	N	N	28704 189TH PL SE
005	948595	0850	11/4/04	\$365,000	2280	0	8	1984	3	35547	N	N	27825 187TH AV SE
005	344410	0090	4/9/04	\$439,950	2290	0	8	1990	3	110642	N	N	28133 197TH AV SE
005	184260	0080	7/23/04	\$358,000	2330	670	8	1980	3	14409	N	N	17507 SE 292ND PL
005	948592	0170	8/6/03	\$299,950	2340	0	8	1978	3	35100	N	N	28251 188TH AV SE
005	258791	0200	5/28/03	\$396,000	2350	0	8	1986	3	29480	N	N	17644 SE 299TH PL
005	183970	0070	9/20/04	\$291,900	2350	0	8	1979	3	24150	N	N	17518 SE 302ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	124940	0130	5/19/03	\$288,750	2350	0	8	1988	3	19495	N	N	29705 174TH AV SE
005	948595	0120	4/1/03	\$337,500	2370	0	8	1983	3	35729	N	N	28134 190TH AV SE
005	948595	1270	1/16/03	\$395,000	2380	730	8	1986	3	45610	N	N	28121 187TH AV SE
005	721542	1000	11/19/04	\$390,000	2390	0	8	1995	3	40515	N	N	20727 SE 295TH ST
005	948590	0190	2/19/04	\$295,000	2390	0	8	1977	4	36360	N	N	28409 181ST AV SE
005	022105	9132	11/3/03	\$326,555	2400	0	8	1981	3	52272	N	N	29411 164TH AV SE
005	948593	0340	7/8/03	\$309,000	2400	0	8	1981	4	31008	N	N	28623 185TH AV SE
005	179615	0100	12/15/03	\$364,000	2410	0	8	1988	3	37427	N	N	19508 SE 332ND PL
005	362205	9131	3/3/04	\$458,000	2420	0	8	1991	3	105415	N	N	28044 177TH AV SE
005	948591	0090	5/4/04	\$290,000	2420	0	8	1977	4	31080	N	N	28620 192ND PL SE
005	948595	0430	6/28/04	\$335,260	2430	0	8	1984	4	37110	N	N	18728 SE 281ST ST
005	721542	0230	5/12/04	\$374,250	2440	0	8	1994	3	38111	N	N	20071 SE 290TH PL
005	948595	1430	10/22/04	\$410,000	2450	0	8	1983	3	37334	N	N	18739 SE 281ST ST
005	721542	0520	5/1/03	\$345,000	2450	0	8	1996	3	28314	N	N	29316 204TH PL SE
005	721540	0400	4/23/03	\$333,000	2450	0	8	1989	3	35392	N	N	20032 SE 296TH ST
005	721540	0690	6/15/04	\$387,000	2480	0	8	1989	3	36271	N	N	29317 202ND AV SE
005	721540	0160	2/27/03	\$360,000	2480	0	8	1989	3	36236	N	N	29507 199TH AV SE
005	721540	0680	2/7/03	\$357,500	2480	0	8	1989	3	37517	N	N	29305 202ND AV SE
005	179615	0060	8/15/03	\$334,000	2500	0	8	1987	3	45876	N	N	19501 SE 332ND PL
005	911350	0190	9/8/03	\$330,000	2520	0	8	1979	3	40800	N	N	32207 194TH AV SE
005	258789	0060	11/18/04	\$450,000	2520	0	8	1977	4	18200	N	N	17602 SE 296TH ST
005	721540	0620	3/10/04	\$385,000	2530	0	8	1989	3	33960	N	N	19914 SE 293RD CT
005	721540	0030	10/13/04	\$423,000	2540	0	8	1989	3	40797	N	N	29132 201ST CT SE
005	948595	1500	4/22/03	\$385,000	2547	0	8	1983	4	40682	N	N	28135 190TH AV SE
005	911361	0290	6/19/03	\$318,500	2549	0	8	1999	3	43500	N	N	19204 SE 328TH PL
005	948595	1410	8/2/04	\$390,000	2550	0	8	1984	3	38927	N	N	28108 187TH AV SE
005	948595	0160	10/28/04	\$400,000	2550	0	8	1984	3	36183	N	N	19035 SE 281ST PL
005	948594	0380	7/21/04	\$420,600	2580	0	8	1985	4	35040	N	N	27639 195TH AV SE
005	172106	9053	8/26/04	\$389,000	2580	0	8	2004	3	127497	N	N	20806 SE 335TH ST
005	948595	0810	7/16/03	\$370,000	2590	0	8	1990	3	33092	N	N	27661 188TH PL SE
005	721541	0820	4/9/04	\$495,000	2610	0	8	1997	3	319011	N	N	30338 196TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	948595	0510	5/10/04	\$395,000	2648	0	8	1985	3	42197	N	N	18811 SE 277TH ST
005	948595	1360	3/10/03	\$367,000	2655	0	8	1983	3	42735	N	N	18744 SE 282ND ST
005	721542	0290	9/3/04	\$435,000	2660	0	8	1994	3	35946	N	N	20237 SE 290TH PL
005	721542	0140	6/9/03	\$359,000	2690	0	8	1993	3	63266	N	N	20001 SE 290TH PL
005	721542	0940	3/28/03	\$359,000	2700	0	8	1994	3	38288	N	N	20711 SE 293RD ST
005	721540	0590	6/17/04	\$419,000	2850	0	8	1989	3	38241	N	N	19937 SE 293RD CT
005	721542	0920	6/5/03	\$372,450	2880	0	8	1995	3	36497	N	N	20723 SE 293RD ST
005	721542	0310	8/30/04	\$408,000	2940	0	8	1994	3	35282	N	N	20227 SE 290TH PL
005	911360	0150	5/7/04	\$398,000	3130	0	8	1974	4	59677	N	N	32514 194TH AV SE
005	911360	0220	7/16/04	\$425,595	3350	0	8	1979	3	55756	N	N	19500 SE 324TH ST
005	258789	0100	2/9/04	\$370,000	1800	0	9	1986	3	21718	N	N	17641 SE 295TH ST
005	258789	0180	8/31/04	\$393,500	1880	0	9	1971	3	21000	N	N	17617 SE 293RD PL
005	948595	0060	11/5/04	\$440,000	1890	1800	9	1985	3	36036	N	N	19041 SE 283RD ST
005	179615	0080	3/10/04	\$320,000	2050	0	9	1987	3	38007	N	N	19521 SE 332ND PL
005	258791	0080	12/16/04	\$377,000	2070	0	9	1981	3	34750	N	N	17648 SE 297TH PL
005	258789	0470	5/18/04	\$449,000	2220	0	9	1980	3	21741	N	N	17604 SE 290TH ST
005	948595	0960	2/11/03	\$325,000	2300	500	9	1985	3	35871	N	N	18404 SE 280TH ST
005	072106	9067	9/28/04	\$559,950	2310	590	9	1992	3	174348	N	N	31727 190TH AV SE
005	405320	0455	6/22/04	\$524,950	2360	0	9	1987	3	30870	Y	Y	31626 W LAKE MORTON DR SE
005	398120	0740	4/12/04	\$359,950	2480	0	9	1994	3	13659	N	N	18513 SE 277TH PL
005	721541	0390	7/19/04	\$395,000	2500	0	9	1993	3	42654	N	N	29933 200TH CT SE
005	948595	1110	8/25/03	\$358,050	2500	0	9	1988	3	31536	N	N	18331 SE 280TH ST
005	258791	0050	9/16/04	\$514,000	2540	0	9	1980	3	33180	N	N	17606 SE 297TH PL
005	721541	0630	5/20/04	\$394,790	2560	0	9	1991	3	29955	N	N	30201 199TH PL SE
005	398120	0030	6/10/03	\$349,900	2560	0	9	1990	3	14093	N	N	18009 SE 283RD CT
005	721541	0260	9/11/03	\$364,500	2600	0	9	1990	3	38101	N	N	30305 198TH CT SE
005	721541	0190	3/1/04	\$391,250	2610	0	9	1992	3	33560	N	N	19913 SE 303RD ST
005	398120	0200	4/3/04	\$310,000	2620	0	9	1990	3	15432	N	N	18021 SE 280TH PL
005	332206	9096	8/14/03	\$390,000	2650	0	9	1988	3	118047	N	N	21210 SE 286TH PL
005	398120	0400	7/28/04	\$401,450	2660	0	9	1990	3	16664	N	N	18419 SE 279TH PL
005	911350	0260	4/3/03	\$357,000	2670	0	9	1988	3	46173	N	N	19445 SE 322ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	122105	9215	4/2/03	\$142,400	2690	0	9	2004	3	237402	N	N	30820 KENT-BLACK DIAMOND RD SE
005	398120	0930	6/16/04	\$442,000	2760	0	9	1989	3	13611	Y	N	18014 SE 279TH PL
005	398120	0430	10/18/04	\$419,000	2790	0	9	1990	3	16932	N	N	18443 SE 279TH PL
005	398120	0410	7/20/04	\$414,950	2790	0	9	1990	3	16353	N	N	18427 SE 279TH PL
005	398120	0410	7/20/04	\$414,950	2790	0	9	1990	3	16353	N	N	18427 SE 279TH PL
005	948595	0220	6/30/03	\$395,000	2790	0	9	1984	3	31244	N	N	19020 SE 281ST PL
005	721541	0540	4/3/03	\$353,000	2850	0	9	1991	3	37255	N	N	20025 SE 302ND CT
005	398120	1020	1/31/03	\$334,900	2860	0	9	1989	3	12898	N	N	17956 SE 281ST CT
005	948595	1190	8/26/04	\$420,000	2960	0	9	1984	3	28783	N	N	28016 185TH PL SE
005	721541	0730	6/17/04	\$385,000	3010	0	9	1990	3	35000	N	N	19821 SE 300TH ST
005	398120	0300	6/10/03	\$353,685	3010	0	9	1990	3	14323	Y	N	18105 SE 279TH PL
005	721541	0620	12/3/04	\$483,000	3020	0	9	1992	3	37082	N	N	30202 199TH PL SE
005	062106	9042	12/23/03	\$610,000	3098	0	9	2001	3	217364	N	N	29206 192ND AV SE
005	948594	0490	7/2/03	\$410,000	3100	0	9	1988	3	35171	N	N	17641 192ND PL SE
005	911350	0240	11/2/04	\$395,000	3110	0	9	1979	3	49658	N	N	19425 SE 322ND ST
005	082106	9056	12/30/03	\$555,000	3160	850	9	1991	3	217364	N	N	31806 200TH AV SE
005	398120	0090	4/21/04	\$389,950	3200	0	9	1990	3	13737	N	N	18003 SE 282ND CT
005	398120	0900	5/14/03	\$455,000	3260	0	9	1997	3	11542	Y	N	18122 SE 279TH PL
005	911361	0170	9/15/04	\$507,000	3340	0	9	2001	3	40500	N	N	32704 193RD AV SE
005	948593	0370	9/24/04	\$401,500	3424	0	9	1981	4	26730	N	N	18605 SE 287TH ST
005	062106	9286	12/8/03	\$520,000	3690	0	9	1999	3	79200	N	N	30225 188TH AV SE
005	948594	0670	11/8/04	\$465,000	4090	0	9	1989	3	37810	N	N	27909 193RD AV SE
005	179610	0010	11/11/03	\$480,000	2640	1120	10	1979	4	185130	N	N	19036 SE AUBURN-BLACK DIAMOND RD
005	948595	1100	2/21/03	\$340,000	2920	0	10	1987	3	31013	N	N	18317 SE 280TH ST
005	258789	0500	6/16/04	\$530,000	3250	0	11	1978	3	25375	N	N	17631 SE 288TH PL

***Improved Sales Removed from this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
004	022105	9069	2/11/04	\$345,000	PERSONAL MOBILE HOME
004	022105	9097	5/28/04	\$435,000	DIAGNOSTIC OUTLIER
004	022105	9108	2/3/03	\$282,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	022105	9108	2/3/03	\$282,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	022105	9191	12/2/03	\$10,000	EASEMENT OR RIGHT-OF-WAY
004	032105	9043	3/10/04	\$224,000	QUESTIONABLE PER SALES IDENTIFICATION
004	072106	9034	7/21/04	\$269,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	102105	9054	8/19/03	\$218,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	112105	9077	9/27/04	\$180,000	DIAGNOSTIC OUTLIER
004	112105	9110	11/3/03	\$150,000	% COMPLETE
004	122105	9045	11/18/04	\$750,000	DIAGNOSTIC OUTLIER
004	122105	9075	7/26/04	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	122105	9125	12/2/04	\$390,000	DIAGNOSTIC OUTLIER
004	122105	9125	9/29/04	\$245,251	EXEMPT FROM EXCISE TAX
004	122105	9140	5/9/03	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	122105	9157	2/6/04	\$223,535	DIAGNOSTIC OUTLIER
004	132105	9004	11/19/04	\$552,000	IMP COUNT
004	132105	9015	10/5/04	\$119,700	% NET CONDITION
004	142105	9085	6/9/03	\$309,986	DIAGNOSTIC OUTLIER
004	152105	9031	2/18/04	\$304,000	DIAGNOSTIC OUTLIER
004	152105	9035	5/8/03	\$321,500	BANKRUPTCY - RECEIVER OR TRUSTEE
004	162105	9016	5/26/04	\$360,000	TIMBER AND FOREST LAND
004	179600	0060	5/26/03	\$106,000	%COMPLETE DOR RATIO
004	202106	9009	1/16/03	\$272,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
004	202106	9048	1/2/04	\$200,000	BANKRUPTCY; STATEMENT TO DOR
004	202106	9048	5/8/03	\$186,178	EXEMPT FROM EXCISE TAX
004	202106	9074	10/27/04	\$459,000	DIAGNOSTIC OUTLIER
004	202106	9082	7/15/04	\$523,700	DIAGNOSTIC OUTLIER
004	202576	0220	9/12/03	\$162,500	%COMPLETE DOR RATIO
004	202576	0420	9/13/04	\$659,000	% COMPLETE
004	202577	0170	5/24/04	\$700,000	ACTIVE PERMIT BEFORE SALE > 25K
004	202577	0230	11/22/04	\$769,000	% COMPLETE
004	202577	0230	11/19/03	\$170,000	%COMPLETE DOR RATIO
004	202577	0310	12/17/03	\$195,000	%COMPLETE DOR RATIO
004	202577	0440	10/9/03	\$180,000	UNFINISHED AREA
004	212106	9021	2/18/03	\$359,000	DIAGNOSTIC OUTLIER
004	221290	0190	2/17/03	\$140,438	EXEMPT FROM EXCISE TAX
004	221290	0670	7/20/04	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	221290	0670	6/3/04	\$159,900	EXEMPT FROM EXCISE TAX
004	232105	9065	10/28/04	\$449,950	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
004	242105	9001	10/29/04	\$40,500	QUIT CLAIM DEED
004	281791	0250	4/13/04	\$465,000	RELOCATION - SALE TO SERVICE
004	282106	9020	4/1/03	\$122,500	NON-REPRESENTATIVE SALE
004	282106	9039	11/3/03	\$81,387	QUIT CLAIM DEED
004	292106	9008	9/10/04	\$170,883	QUIT CLAIM DEED; PARTIAL INTEREST

***Improved Sales Removed from this Annual Update Analysis*****Area 58****(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
004	321124	0160	1/23/03	\$399,000	RELOCATION - SALE TO SERVICE
004	321127	0140	4/12/04	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	329860	0840	5/7/03	\$264,500	RELOCATION - SALE TO SERVICE
004	329860	0890	7/22/04	\$291,000	DIAGNOSTIC OUTLIER
004	329861	0270	4/17/03	\$339,000	RELOCATION - SALE TO SERVICE
004	397763	0040	12/24/03	\$147,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	431270	0060	1/8/03	\$136,475	DIAGNOSTIC OUTLIER
004	431270	0220	4/21/04	\$159,900	QUESTIONABLE PER SALES IDENTIFICATION
004	431270	0350	9/1/04	\$186,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	570921	0120	1/15/03	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	660040	0250	12/22/04	\$197,500	DIAGNOSTIC OUTLIER
004	660040	0320	6/22/04	\$173,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	660040	0560	6/17/04	\$144,537	QUIT CLAIM DEED
004	786150	0140	10/20/04	\$134,880	QUIT CLAIM DEED; PARTIAL INTEREST
004	796846	0030	10/25/04	\$120,000	QUIT CLAIM DEED; RELATED PARTY
004	796846	0240	3/24/04	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	012105	9088	10/6/04	\$495,000	DIAGNOSTIC OUTLIER
005	012105	9101	9/17/04	\$399,000	DIAGNOSTIC OUTLIER
005	012105	9116	4/7/03	\$270,000	DIAGNOSTIC OUTLIER
005	022105	9052	11/5/04	\$350,000	DIAGNOSTIC OUTLIER
005	042106	9056	7/30/03	\$144,000	DIAGNOSTIC OUTLIER
005	042106	9056	1/27/03	\$142,193	EXEMPT FROM EXCISE TAX
005	062106	9154	6/10/04	\$134,500	DIAGNOSTIC OUTLIER
005	062106	9181	3/26/03	\$157,000	DIAGNOSTIC OUTLIER
005	062106	9240	7/21/03	\$310,000	DIAGNOSTIC OUTLIER
005	062106	9266	5/19/03	\$152,000	DIAGNOSTIC OUTLIER
005	082106	9005	6/10/04	\$407,000	RELOCATION - SALE TO SERVICE
005	082106	9024	11/2/04	\$136,000	PREVIOUS IMP VALUE<=10K
005	124940	0190	5/28/04	\$193,800	DIAGNOSTIC OUTLIER
005	172106	9031	10/28/04	\$317,000	BANKRUPTCY; ACTIVE PERMIT BEFORE SALE>25K
005	189801	0050	5/29/03	\$156,000	NON-REPRESENTATIVE SALE
005	192106	9079	10/21/03	\$20,362	DOR RATIO
005	192106	9079	10/21/03	\$5,091	DOR RATIO
005	258791	0110	4/8/04	\$580,000	DIAGNOSTIC OUTLIER
005	258792	0110	6/28/03	\$325,000	DIAGNOSTIC OUTLIER
005	286890	0170	4/21/03	\$134,955	DIAGNOSTIC OUTLIER
005	286890	0170	11/10/03	\$139,900	QUESTIONABLE PER SALES IDENTIFICATION
005	322206	9099	11/24/03	\$200,000	DIAGNOSTIC OUTLIER
005	344400	0070	1/31/03	\$227,000	DIAGNOSTIC OUTLIER
005	344410	0140	7/1/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	344412	0130	3/8/04	\$67,500	QUIT CLAIM DEED; RELATED PARTY
005	362205	9055	11/29/04	\$237,000	UNFINISHED AREA
005	362205	9118	8/24/03	\$249,000	DIAGNOSTIC OUTLIER
005	362205	9136	4/18/03	\$237,552	BANKRUPTCY - RECEIVER OR TRUSTEE
005	362205	9161	3/17/03	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
005	362205	9180	5/7/03	\$89,500	%COMPLETE; DOR RATIO
005	405320	0285	5/6/03	\$649,000	UNFINISHED AREA
005	405320	0405	10/20/04	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	405320	0806	4/25/03	\$287,500	DIAGNOSTIC OUTLIER
005	436670	0030	3/25/03	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	436670	0080	6/23/04	\$165,000	DIAGNOSTIC OUTLIER
005	436670	0090	9/11/03	\$98,245	NON-REPRESENTATIVE SALE
005	436670	0260	6/23/04	\$193,648	BANKRUPTCY - RECEIVER OR TRUSTEE
005	721540	0680	2/7/03	\$357,500	RELOCATION - SALE TO SERVICE
005	721542	0310	8/30/04	\$416,000	RELOCATION - SALE TO SERVICE
005	721542	0860	2/5/03	\$345,000	QUESTIONABLE PER SALES IDENTIFICATION
005	757010	0030	7/3/03	\$214,000	DIAGNOSTIC OUTLIER
005	784350	0030	10/28/04	\$279,800	DIAGNOSTIC OUTLIER
005	784350	0460	8/20/04	\$96,454	QUIT CLAIM DEED; RELATED PARTY
005	795060	0140	11/19/04	\$215,000	GOVERNMENT AGENCY
005	911360	0160	4/8/03	\$202,000	NO MARKET EXPOSURE; RELATED PARTY
005	948590	0190	2/19/04	\$295,000	RELOCATION - SALE TO SERVICE
005	948593	0370	3/10/03	\$333,000	DIAGNOSTIC OUTLIER
005	948594	0380	5/6/03	\$48,753	PARTIAL INTEREST
005	948594	0670	1/23/03	\$1,917	QUIT CLAIM DEED; PARTIAL INTEREST
005	948595	0040	1/13/03	\$339,000	DIAGNOSTIC OUTLIER
005	948595	0440	6/9/04	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	948595	0500	7/8/03	\$364,950	UNFINISHED AREA
005	948595	1100	1/3/03	\$340,000	RELOCATION - SALE TO SERVICE

**Vacant Sales Used in this Annual Update Analysis**  
**Area 58**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
4	022105	9179	7/22/03	\$75,000	57375	N	N
4	112105	9002	1/21/04	\$150,000	217800	N	N
4	112105	9003	11/19/04	\$140,000	189486	N	N
4	112105	9060	11/22/04	\$145,000	247063	N	N
4	112105	9111	4/1/03	\$150,000	218671	N	N
4	112105	9112	2/23/04	\$140,000	222455	N	N
4	112105	9113	11/19/03	\$140,000	217584	N	N
4	112105	9114	2/24/04	\$150,000	217813	N	N
4	122105	9012	1/27/04	\$192,000	280962	N	N
4	132105	9024	2/23/04	\$147,000	214692	N	Y
4	132105	9031	9/23/04	\$170,000	154202	N	N
4	132105	9103	3/19/04	\$190,000	256568	N	N
4	132105	9130	7/28/03	\$250,000	428194	N	N
4	142105	9003	12/1/04	\$167,000	206039	N	N
4	142105	9004	2/4/03	\$131,000	225205	N	N
4	142105	9042	12/27/04	\$125,000	216057	N	N
4	142105	9062	2/18/03	\$135,000	212573	N	N
4	142105	9063	6/14/04	\$145,000	212573	N	N
4	142105	9086	11/12/03	\$160,000	187308	N	N
4	142105	9086	9/26/03	\$155,000	187308	N	N
4	142105	9087	8/25/03	\$155,000	183823	N	N
4	142105	9088	12/15/04	\$160,000	159430	N	N
4	142105	9089	9/27/04	\$135,000	132858	N	N
4	142105	9091	12/8/04	\$129,500	107158	N	N
4	152105	9010	7/13/04	\$40,000	216928	N	N
4	152105	9013	7/11/03	\$225,000	217800	N	N
4	182106	9054	8/18/04	\$171,000	314298	N	Y
4	182106	9070	8/25/04	\$70,000	196472	N	N
4	202106	9060	7/19/04	\$170,000	216057	N	N
4	202106	9098	8/11/03	\$89,000	105819	N	N
4	202576	0060	3/31/04	\$175,500	26680	N	N
4	202576	0100	2/3/03	\$208,350	22372	N	N
4	202576	0130	9/13/04	\$290,000	23035	N	N
4	202576	0150	4/13/04	\$145,000	21951	N	N
4	202576	0160	5/13/04	\$155,000	25714	N	N
4	202576	0170	9/16/03	\$140,000	24551	N	N
4	202576	0200	2/12/04	\$162,500	22090	N	N
4	202576	0230	11/24/04	\$227,000	35612	N	N
4	202576	0240	8/18/04	\$169,500	25451	N	N
4	202576	0380	2/20/03	\$235,000	21914	N	N
4	202576	0390	5/30/03	\$229,000	23683	N	N
4	202577	0070	12/29/04	\$254,500	24354	N	N
4	202577	0100	9/14/04	\$211,600	24480	N	N
4	202577	0100	9/8/04	\$170,000	24480	N	N
4	202577	0110	10/11/04	\$173,000	28080	N	N
4	202577	0130	12/28/04	\$183,000	23230	N	N

**Vacant Sales Used in this Annual Update Analysis**  
**Area 58**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
4	202577	0140	2/11/03	\$172,500	25227	N	N
4	202577	0150	6/3/04	\$177,500	22048	N	N
4	202577	0170	10/16/03	\$167,450	21799	N	N
4	202577	0180	11/23/04	\$177,300	21810	N	N
4	202577	0190	3/13/03	\$160,000	21828	N	N
4	202577	0200	6/17/04	\$180,000	23383	N	N
4	202577	0220	6/3/04	\$175,000	21790	N	N
4	202577	0240	6/22/04	\$175,500	24928	N	N
4	202577	0300	12/6/04	\$207,500	21935	N	N
4	202577	0300	12/6/04	\$175,000	21935	N	N
4	202577	0320	8/16/04	\$195,000	23847	N	N
4	202577	0330	12/29/04	\$210,000	22069	N	N
4	202577	0360	7/15/04	\$175,500	28150	N	N
4	202577	0370	11/23/04	\$192,300	23312	N	N
4	202577	0380	4/30/04	\$187,500	24051	N	N
4	202577	0390	7/31/03	\$186,500	23949	N	N
4	202577	0410	9/27/04	\$190,000	24051	N	N
4	202577	0420	3/26/03	\$166,500	21804	N	N
4	202577	0450	8/18/04	\$195,000	24322	N	N
4	202577	0460	8/16/04	\$201,000	24778	N	N
4	202577	0470	12/22/04	\$245,000	24006	N	N
4	202577	0470	12/22/04	\$168,750	24006	N	N
4	202577	0500	12/29/04	\$144,000	26257	N	N
4	232105	9006	10/27/04	\$200,000	329749	N	N
4	232105	9115	2/27/03	\$159,950	344559	N	N
4	232105	9122	10/27/04	\$190,000	253084	N	N
4	242105	9011	11/11/04	\$139,000	212572	N	N
4	242105	9116	6/9/03	\$75,000	128066	N	N
4	252105	9052	5/12/03	\$158,000	214750	Y	N
4	252105	9076	10/26/04	\$194,000	213444	Y	N
4	341060	0105	5/6/04	\$40,000	7450	N	Y
4	574700	0050	9/10/03	\$185,000	88455	N	N
4	786100	0075	11/18/04	\$162,600	196020	N	N
5	012105	9055	5/28/04	\$50,000	102801	N	N
5	012105	9150	9/23/04	\$135,000	115869	N	N
5	062106	9219	8/26/03	\$157,000	168141	N	N
5	062106	9282	1/28/04	\$120,000	138600	N	N
5	072106	9047	7/1/04	\$489,000	160300	N	N
5	082106	9038	6/10/04	\$200,000	210394	N	N
5	122105	9179	3/23/04	\$230,000	657320	N	N
5	122105	9211	12/3/04	\$197,000	218671	N	N
5	122105	9212	9/1/04	\$172,500	224334	N	N
5	122105	9213	2/4/04	\$170,000	217800	N	N
5	172106	9051	10/3/03	\$163,500	419047	N	N
5	172106	9053	9/24/03	\$81,000	127497	N	N
5	179610	0020	7/2/03	\$125,000	100830	N	N

***Vacant Sales Used in this Annual Update Analysis***  
**Area 58**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
5	182106	9059	12/20/04	\$123,000	76026	N	N
5	258791	0210	4/30/03	\$145,000	28575	N	N
5	362205	9078	10/19/04	\$135,000	192099	N	N
5	362205	9171	9/9/03	\$45,000	16117	N	N
5	405320	0460	5/24/04	\$100,000	27440	Y	Y
5	405320	0555	3/25/03	\$170,000	13664	Y	Y
5	405320	0795	1/2/04	\$150,000	211266	N	N
5	405320	0836	5/27/03	\$100,000	42933	N	N
5	405320	0847	7/23/04	\$143,000	27760	N	N
5	405320	0995	11/10/03	\$120,700	96267	N	N
5	911350	0130	5/13/04	\$79,550	44431	N	N
5	911361	0220	6/27/03	\$90,000	42900	N	N
5	915840	0190	4/14/04	\$240,000	483403	N	N

**Vacant Sales Removed from this Annual Update Analysis**

**Area 58**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	022105	9163	2/11/04	\$13,000	EASEMENT OR RIGHT-OF-WAY
4	102105	9045	10/27/03	\$10,000	GOVERNMENT AGENCY; FORCED SALE
4	122105	9119	6/29/04	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	152105	9009	3/11/04	\$230,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
4	202576	0250	10/22/03	\$232,282	RELATED PARTY, FRIEND, OR NEIGHBOR
4	202577	0670	2/11/03	\$7,326,342	PERSONAL PROPERTY INCLUDED; BANKRUPTCY
4	232105	9101	11/24/03	\$5,000	NO-PERC
4	242105	9027	5/6/03	\$5,000	QUIT CLAIM DEED
4	302106	9012	8/29/03	\$15,000	GOVERNMENT AGENCY
4	786100	0141	6/11/04	\$32,385	NO MARKET EXPOSURE
5	012105	9087	2/24/03	\$7,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	042106	9009	8/19/04	\$3,200,000	NEW PLAT
5	042106	9009	8/19/04	\$25,044	NO MARKET EXPOSURE
5	042106	9086	8/19/04	\$2,074,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	042106	9086	8/19/04	\$22,649	NO MARKET EXPOSURE
5	042106	9102	8/19/04	\$1,517,000	NEW PLAT
5	042106	9102	8/19/04	\$10,688	NO MARKET EXPOSURE
5	122105	9203	8/2/04	\$4,000	EASEMENT OR RIGHT-OF-WAY
5	344410	0180	10/24/03	\$6,000	NO-PERC
5	405320	0787	3/31/03	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	405320	1071	1/28/04	\$34,550	QUIT CLAIM DEED; RELATED PARTY



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE:      January 31, 2005

TO:      Residential Appraisers

FROM:      Scott Noble, Assessor

SUBJECT:      2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr